




To: Planning Committee
From: Wayne Craig
Director, Development

Date: September 4, 2019
File: RZ 17-794300

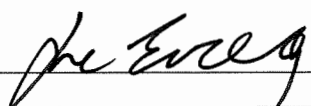
Re: **Application by Konic Development Ltd. for Rezoning at 10231, 10251, 10351, 10371, 10391, 10395 and 10397 No. 2 Road from Single Detached (RS1/E) to Low Density Townhouses (RTL4)**

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10088, for the rezoning of 10231, 10251, 10351, 10371, 10391, 10395 and 10397 No. 2 Road from “Single Detached (RS1/E)” to “Low Density Townhouses (RTL4)”, be introduced and given first reading.


Wayne Craig
Director, Development

WC:el
Att. 6

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	

Staff Report

Origin

Konic Development Ltd. has applied to the City of Richmond for permission to rezone 10231, 10251, 10351, 10371, 10391, 10395 and 10397 No. 2 Road (Attachment 1) from “Single Detached (RS1/E)” zone to “Low Density Townhouses (RTL4)” zone in order to permit the development of 22 townhouse units and four secondary suites with right-in/right-out vehicle access from No. 2 Road.

Project Description

The seven properties under this application have a total combined frontage of approximately 110 m, and are required to be consolidated into one development parcel prior to final adoption of the rezoning bylaw. The proposed density is 0.60 floor area ratio (FAR). The site layout includes 10 two-storey units and 12 three-storey units in eight townhouse clusters. Four secondary suites and two convertible units are included in this proposal. Vehicle access is provided by a single right-in/right-out driveway access to No. 2 Road. A preliminary site plan, building elevations, and landscape plan are contained in Attachment 2.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 3).

Subject Site Existing Housing Profile

There are seven houses on the development site. The applicant has advised that there is one secondary suite in one of the houses. All seven houses and the secondary suite are currently tenanted.

Surrounding Development

To the North: Existing single family dwellings on lots zoned “Single Detached (RS1/E)” fronting No. 2 Road, which are all identified for townhouse development under the Arterial Road Land Use Policy..

To the South: Three existing single family dwellings on lots zoned “Single Detached (RS1/E)” fronting Wallace Road, which are all identified for townhouse development under the Arterial Road Land Use Policy.

To the East: Across No. 2 Road, existing single family dwellings on lots zoned “Single Detached (RS1/B)” fronting Goldsmith Drive, a childcare centre on a lot zoned “School & Institutional Use (SI)” and a 133-unit townhouse complex zoned “Town Housing (ZT72) – London / Steveston (No. 2 Road)”.

To the West: Existing single family dwellings on lots zoned “Single Detached (RS1/B)” fronting Sandiford Drive.

Related Policies & Studies

Official Community Plan/Steveston Area Plan

The 2041 Official Community Plan (OCP) Land Use Map designation for the subject site is “Neighbourhood Residential”. The Steveston Area Land Use Map designation for the subject site is “Multiple-Family”. This redevelopment proposal for 22 townhouses is consistent with these designations.

Arterial Road Policy

The subject site is identified for “Arterial Road Townhouse” on the Arterial Road Housing Development Map and the proposal is largely in compliance with the Townhouse Development Requirements under the Arterial Road Policy.

Properties to the South

The proposed site assembly will leave a residual development site to the south that will not meet the minimum 50 m site frontage requirement. The residual development site to the south at 5931, 5951 and 5971 Wallace Road, located between the subject site and Wallace Road, has a frontage of approximately 30 m along No. 2 Road.

The applicant advised staff in writing that they have made attempts to acquire adjacent properties, but cannot reach an agreement with the owners. The applicant has requested that this application proceed without the acquisition of the adjacent properties to the south.

While the proposed development would create an orphan site situation on the south side of the subject site, staff support the proposed development based on:

- the adjacent property owners are not interested in redeveloping their properties at this time;
- the proposed development will not restrict redevelopment of the adjacent site at 5931, 5951 and 5971 Wallace Road as the orphan site is located at the corner of No. 2 Road and Wallace Road, with a lot width of 30 m, a lot depth of 43.58m, and an overall site area of 1,310 m²; and
- a Public Rights-of-Passage (PROP) Statutory Right-of-Way (SRW) over the entire internal drive aisle on the subject site will be registered on Title of the subject site as a condition of rezoning to provide vehicle access to future townhouse development on the adjacent site to the south.

Properties to the North

A city owned site is located at 10191 No. 2 Road and this site is not envisioned to be redeveloped in the near future. The developer has explored the opportunity to include the property located between the subject site and the city owned site (i.e. 10211 No. 2 Road) into the proposed townhouse development; however, the acquisition attempt was not successful. To proceed with the subject development proposal, the developer has agreed to provide:

- vehicle access to future townhouse development on the adjacent site to the north; a Public Rights-of-Passage (PROP) Statutory Right-of-Way (SRW) over the entire internal drive aisle on the subject site will be registered on Title of the subject site as a condition of rezoning to secure this arrangement;
- a development concept plan for the adjacent site to the north (on file); and
- shared use of outdoor amenity space and garbage/recycling collection facilities on-site with future townhouse development on the adjacent site to the north. A cross-access easement/agreement will be registered on Title of the subject site as a condition of rezoning to secure this arrangement.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Consultation

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

The developers have also consulted with the owners/residents of the neighbouring properties on the proposed development; no concern was raised. A consultation summary package prepared by the developers and a map of the consultation area can be found in Attachment 4.

Should the Planning Committee endorse this application and Council grant 1st reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

Built Form and Architectural Character

The applicant proposes to consolidate the seven properties into one development parcel, with a total net site area of approximately 4,857.6 m². The proposal consists of 22 townhouses, in a mix of two-storey and three-storey townhouse units in eight clusters. The layout of the townhouse units is oriented around a single driveway providing access to the site from No. 2 Road and a north-south internal manoeuvring aisle providing access to the unit garages. The outdoor amenity area will be situated at the northwest corner of the site.

All three-storey units are proposed along No. 2 Road; a minimum 7.5 m side yard setback is provided to the third floor of these buildings to minimize potential privacy concerns. Two-storey duplexes are proposed along the rear (west) lot line to serve as a transition to the single family homes to the west. The proposed building forms, heights and setbacks are in compliance with the design guidelines for arterial road townhouse developments.

Four ground level secondary suites are proposed to be included in the development. These suites will be contained in four of the three-storey units (unit types “C1” & “C2”) proposed on site (see Attachment 2). The size of each secondary suite is approximately 26 m² (279 ft²) and the total net floor area of each of these “C1” and “C2” units is approximately 141 m² (1,520 ft²). Each secondary suite contains a bedroom, a kitchen and a bathroom. No additional residential parking spaces will be assigned to the secondary suites since a side-by-side double car garage is proposed to be included in each of the townhouse units containing a secondary suite.

To ensure that these secondary suites will not be stratified or otherwise held under separate title, registration of a legal agreement on Title is required prior to final adoption of the rezoning bylaw.

To ensure that the secondary suites are built, registration of a legal agreement on Title, stating that no final Building Permit inspection will be granted until the secondary suites are constructed to the satisfaction of the City in accordance with the BC Building Code and the City’s Zoning Bylaw, is required prior to final adoption of the rezoning bylaw.

Amenity Space

The applicant is proposing a cash contribution in-lieu of providing the required indoor amenity space on site, as per the OCP. As the rezoning application was submitted prior to the Amenity Contribution rates were updated, this townhouse development application will have to comply with the previous Council’s Policy 5041 (Cash in Lieu of Indoor Amenity Space). The Policy requires that a cash contribution of \$1,000 per unit up to 19 units, plus \$2,000 per unit over 19 units, be provided in lieu of indoor amenity space. The total cash contribution required for this 22-unit townhouse development is \$25,000.00.

Outdoor amenity spaces will be provided on-site. Based on the preliminary design, the total area of the proposed outdoor amenity spaces complies with the Official Community Plan (OCP) requirements (i.e., 6 m² of outdoor space per unit). Staff will work with the applicant at the Development Permit stage to ensure the configurations and designs of the outdoor amenity spaces meet the Development Permit Guidelines in the OCP, including provision of children’s play equipment.

Existing Legal Encumbrances

There are existing utility Right-of-Ways (ROWs) along the west property line and south property lines of the site for existing sanitary sewer lines and connections. The developer is aware that no construction is permitted in these areas.

In addition, there is an existing utility Right-of-Ways along the north property line of 10351 No. 2 Road for an existing perimeter drain. The applicant is required to remove the existing perimeter drain along the common property line of 10251 and 10351 No. 2 Road and apply to the City to discharge the portion of Right-of-Way Plan 58634 that contained the removed drain prior to Building Permit issuance. The developer will be responsible to coordinate with BC Hydro, Telus, Shaw, Fortis BC, and other private utility companies to confirm that there are no existing private utilities within the right of way prior to the right of way discharge.

Transportation and Site Access

One vehicular access from No. 2 Road is proposed, this access will be restricted to right-in/right-out traffic movements. The proposed vehicle access is envisioned to be utilized by adjacent properties to the north and south if they apply to redevelop. A Public Right-of-Passage (PROP) Statutory Right-of-Way (SRW) over the entire area of the proposed entry driveway from No. 2 Road and the internal north-south manoeuvring aisle will be secured as a condition of rezoning.

Prior to final adoption of the rezoning bylaw, the developer is required to dedicate an approximately 0.09 m wide road across the entire No. 2 Road frontage to accommodate the required frontage improvements including a new sidewalk and grass and treed boulevard. The developer is also required to contribute \$50,000 towards a future upgrade of the special crosswalk at the intersection of No.2 Road and Goldsmith Drive. Pre-ducting for future works will be also required as part of the Servicing Agreement.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses 28 bylaw-sized trees and one hedgerow on the subject property, six trees and three hedgerows on neighbouring properties, and one hedgerow that may be a shared property between 10397 No. 2 Road and 5971 Wallace Road.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and supports the Arborist's findings, with the following comments:

- 26 trees (tag# 1-6, 11, 13-15, 18, 20-23, 27, 44, 51-59) located on the development site either dead, dying (sparse canopy foliage), have been previously topped or exhibit structural defects such as cavities at the main branch union and co-dominant stems with inclusions. As a result, these trees are not good candidates for retention and should be replaced.
- One (1) hedgerow comprised of six (6) trees (tag# 45-50) located on the development site is in poor condition with little landscape value, and should be removed.
- One (1) hedgerow comprised of 16 trees (tag# 28-43) located on the development site is in poor condition with little landscape value. This hedgerow may be removed; consent letter from the neighbouring property owner to the south is on file as this hedgerow may be a shared property between 10397 No. 2 Road and 5971 Wallace Road.
- One (1) tree (tag# 26) located onsite is proposed to be retained, this tree is to be protected as per City of Richmond Tree Protection Information Bulletin Tree-03.
- Seven (7) trees (tag# 7, 8, 10, 12, 16, 17 and 25) located on neighbouring properties to the west are to be protected as per City of Richmond Tree Protection Information Bulletin Tree-03.
- One (1) hedgerow (tag# 9) located on neighbouring property to the west is to be protected as per City of Richmond Tree Protection Information Bulletin Tree-03.

- Two (2) hedgerows (tag# 19 and 24) located on neighbouring properties to the west are in poor condition with little landscape value. These hedgerows may be removed but the developer is proposing to retain and protect them as per City of Richmond Tree Protection Information Bulletin Tree-03.

Tree Replacement

The applicant wishes to remove 26 on-site trees (Tree tag# 1-6, 11, 13-15, 18, 20-23, 27, 44, 51-59). The 2:1 replacement ratio would require a total of 52 replacement trees. According to the Preliminary Landscape Plan provided by the applicant (Attachment 2), the developer is proposing to plant 37 new trees on-site. The size and species of replacement trees will be reviewed in detail through Development Permit and overall landscape design. The applicant has agreed to provide a voluntary contribution of \$7,500 to the City's Tree Compensation Fund in lieu of planting the remaining 15 replacement trees should they not be accommodated on the site.

Tree Protection

One tree onsite (tag #26), seven trees (tag# 7, 8, 10, 12, 16, 17 and 25) and three hedgerows (tag# 9, 19 and 24) on neighbouring properties are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 5). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to final adoption of the rezoning bylaw, submission to the City of a Tree Survival Security in the amount of \$1,000 to ensure that the Mountain Ash tree (specifically tag# 26) located at the southwest corner of the site will be protected. No Tree Survival Security will be returned until the post-construction assessment report, confirming the protected trees survived the construction, prepared by the Arborist, is reviewed by staff.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standards in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Variance Requested

The proposed development is generally in compliance with the “Low Density Townhouses (RTL4)” zone; with one proposed variance to reduce the front yard setback from 6.0 m to 4.5 m. The resulting distance from the back of curb to the building face would be approximately 7.5 m. Staff support the requested variance recognizing that a minor road dedication (0.09 m) is required and that the Arterial Road Guidelines for Townhouses in the OCP support reduced front yard setback where a 6.0 rear yard setback is provided, on condition that there is an appropriate interface with neighbouring properties. The applicant is proposing a reduced front yard setback in order to provide a larger rear yard setback to facilitate a greater separation between the proposed townhouse development and the adjacent single family homes. The increased rear yard setback would also provide a larger protection buffer to the existing trees and hedges along the west property line that are to be retained as part of the development. This variance will be reviewed in the context of the overall detailed design of the project; including architectural form, site design and landscaping at the Development Permit stage.

Affordable Housing Strategy

In addition to the provision of four secondary suites on site, the applicant proposes to make a cash contribution to the Affordable Housing Reserve Fund in accordance to the City’s Affordable Housing Strategy. As the proposal is for townhouses, the applicant will make a cash contribution of \$8.50 per buildable square foot as per the Strategy; for a contribution of \$266,662.53.

Public Art

In response to the City’s Public Art Program (Policy 8703), the applicant will provide a voluntary contribution at a rate of \$0.85 per buildable square foot (2017’s rate) to the City’s Public Art Reserve fund; for a total contribution in the amount of \$26,666.25.

Energy Efficiency & Renewable Energy

The subject rezoning application and the associated Development Permit application were received prior to the introduction of the BC Energy Step Code (approved by Council on July 16, 2018). The subject development will have until December 31, 2019 to submit an acceptable Building Permit application in order to build under previous energy efficiency requirements. Should the deadline pass the proposed development would then be subject to the Energy Step Code.

The applicants have committed to achieving an EnerGuide Rating System (ERS) score of 82 and all units will be pre-ducted for solar hot water for the proposed development. Registration of a legal agreement on Title to ensure that all units are built and maintained to this commitment is required prior to rezoning bylaw adoption. As part of the Development Permit Application review process, the developers will be required to retain a certified energy advisor (CEA) to complete an Evaluation Report to confirm details of construction requirements needed to achieve the rating.

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the applicant is required to enter into the City's standard Servicing Agreement to design and construct frontage beautification works and service connections (see Attachment 6 for details). All works are at the client's sole cost (i.e., no credits apply). The developer is also required to pay Development Cost Charges (DCC's) (City & GVS & DD), School Site Acquisition Charge and Address Assignment Fee.

Development Permit

A Development Permit processed to a satisfactory level is a requirement of zoning approval. Through the Development Permit, the following issues are to be further examined:

- Compliance with Development Permit Guidelines for multiple-family projects in the 2041 Official Community Plan (OCP).
- Refinement of the proposed building form to achieve sufficient variety in design to create a desirable and interesting streetscape along No. 2 Road and along the internal drive aisles, to reduce visual massing of the three-storey units along No. 2 Road, and to address potential adjacency issues.
- Refinement of the proposed site grading to ensure survival of all proposed protected trees and appropriate transition between the proposed development to the public sidewalk on No. 2 Road, and to the adjacent existing developments.
- Refinement of the outdoor amenity area design, including the choice of play equipment, to create a safe and vibrant environment for children's play and social interaction.
- Review of size and species of on-site replacement trees to ensure bylaw compliance and to achieve an acceptable mix of conifer and deciduous trees on-site.
- Refinement of site layout and landscape design to maximize planting areas along internal drive aisles, to maximize permeable surface areas, and to better articulate hard surface treatments on site.
- Review of aging-in-place features in all units and the provision of convertible units.
- Review of the sustainability strategy for the development proposal, including measures to achieve an EnerGuide Rating System (ERS) score of 82 or Energy Step Code.

Additional issues may be identified as part of the Development Permit application review process.

Financial Impact or Economic Impact

The rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals).

Conclusion

The proposed 22-unit townhouse development is generally consistent with the Official Community Plan (OCP) and the Arterial Road Policy in the OCP. Further review of the project design is required to ensure a high quality project and design consistency with the existing neighbourhood context, and this will be completed as part of the Development Permit application review process. The list of rezoning considerations is included as Attachment 6; which has been agreed to by the applicants (signed concurrence on file). On this basis, staff recommend support of the application.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10088 be introduced and given first reading.



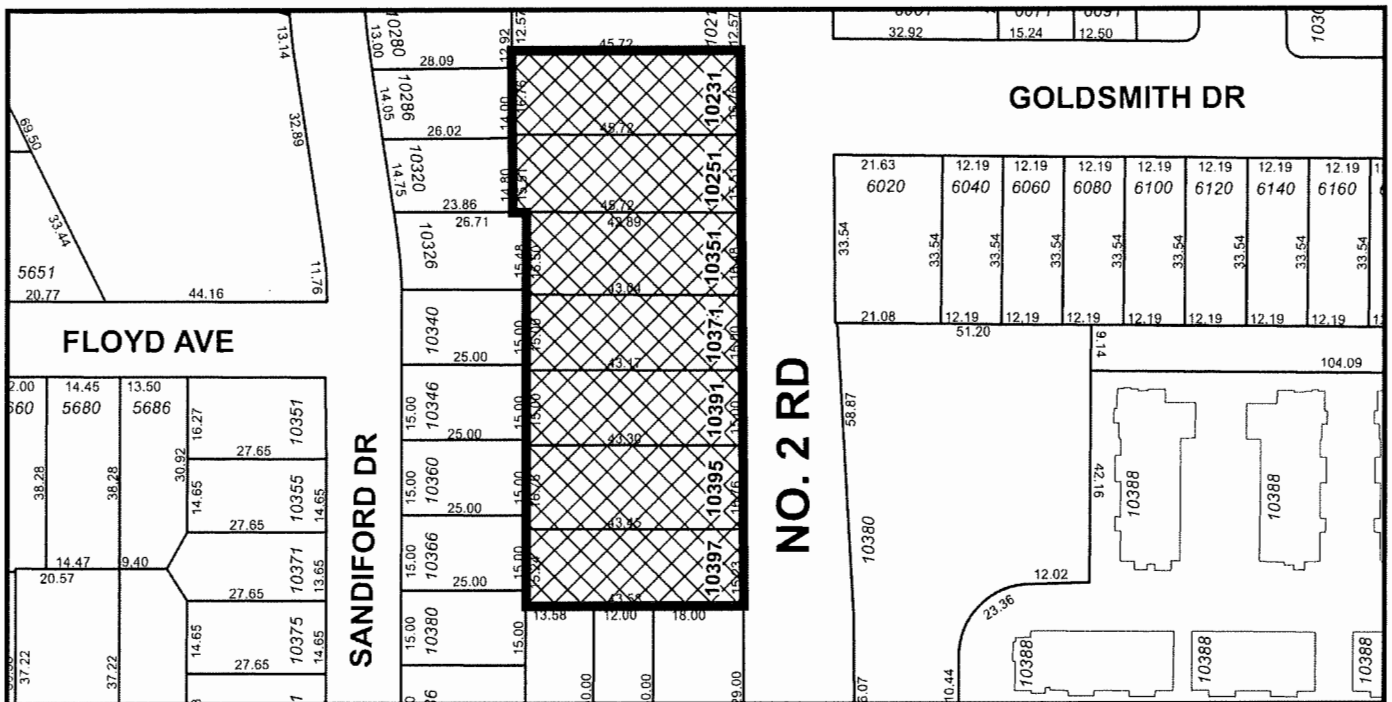
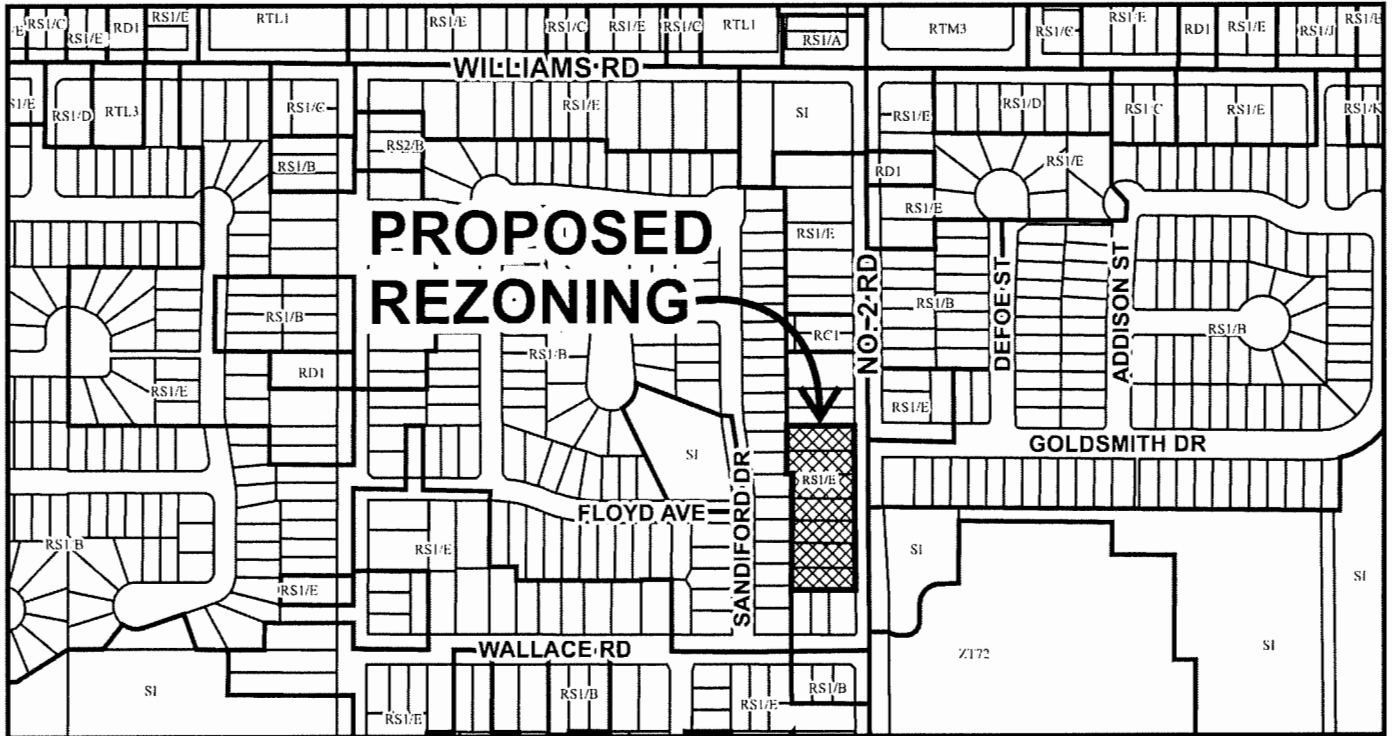
Edwin Lee
Planner 1

EL:rg

- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Consultation Summary
- Attachment 5: Tree Management Plan
- Attachment 6: Rezoning Considerations



City of
Richmond



RZ 17-794300

Original Date: 01/08/18
 Revision Date:
 Note: Dimensions are in METRES



City of Richmond

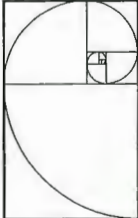


RZ 17-794300

Original Date: 01/08/18

Revision Date: 09/03/19

Note: Dimensions are in METRES



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Disclaimers

The Client and any other parties are responsible for obtaining all necessary permits and approvals from the appropriate governmental agencies. Imperial Architecture is not responsible for any delays or costs associated with the permitting process.

BUILDINGS: BLDG 1 | BLDG 2 | BLDG 3 | BLDG 4
 | D | E | F | G | H | I | J | K | L | M | N | O | P | Q | R | S | T | U | V | W | X | Y | Z |

NO. 2 ROAD



NO.	DESCRIPTION	DATE	BY	CHKD.
1	ISSUED FOR REZONING RE-SUBMISSION	07/26/2019	JL	MS
2	REVISIONS			
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10	REVISIONS			

2019-07-26
 ISSUED FOR REZONING
 RE-SUBMISSION

NO. 2 ROAD TOWNHOUSE DEVELOPMENT
 (PZ - 17-2950)



HKS
 1001 LINDSEY LANE, SUITE 1000
 FORT WORTH, TEXAS 76103

COLOR RENDERINGS

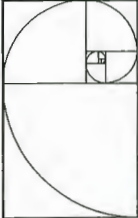
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Project No. 19193
 Drawing No. A.0.1



CNCL - 200



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DISPOSITIONS
 The Contractor shall verify all dimensions and materials before construction.
 NO. 2 ROAD

NO. 2 ROAD

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVISION	10/15/19	JL
2	ISSUED FOR REVISION	10/15/19	JL
3	ISSUED FOR REVISION	10/15/19	JL
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9	ISSUED FOR REVISION	10/15/19	JL
10	ISSUED FOR REVISION	10/15/19	JL

2019-07-26
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NO. 2 ROAD TOWNHOUSE DEVELOPMENT
 (RZ - 17-74380)

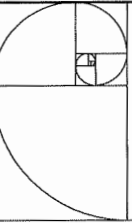
JK HOME
 10311 ROCKY HILLS, 10711, 10911, 10916, 10917
 102. ROAD, ROCKY HILLS, SC

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 Project: _____

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CNCL - 201



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 2019-07-26

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BLDG A	BLDG B	BLDG C	BLDG D
BLDG E	BLDG F	BLDG G	BLDG H

NO. 2 ROAD

2019-07-26
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NO. 2 ROAD TOWNHOUSE DEVELOPMENT
 (RZ - 17-745W)

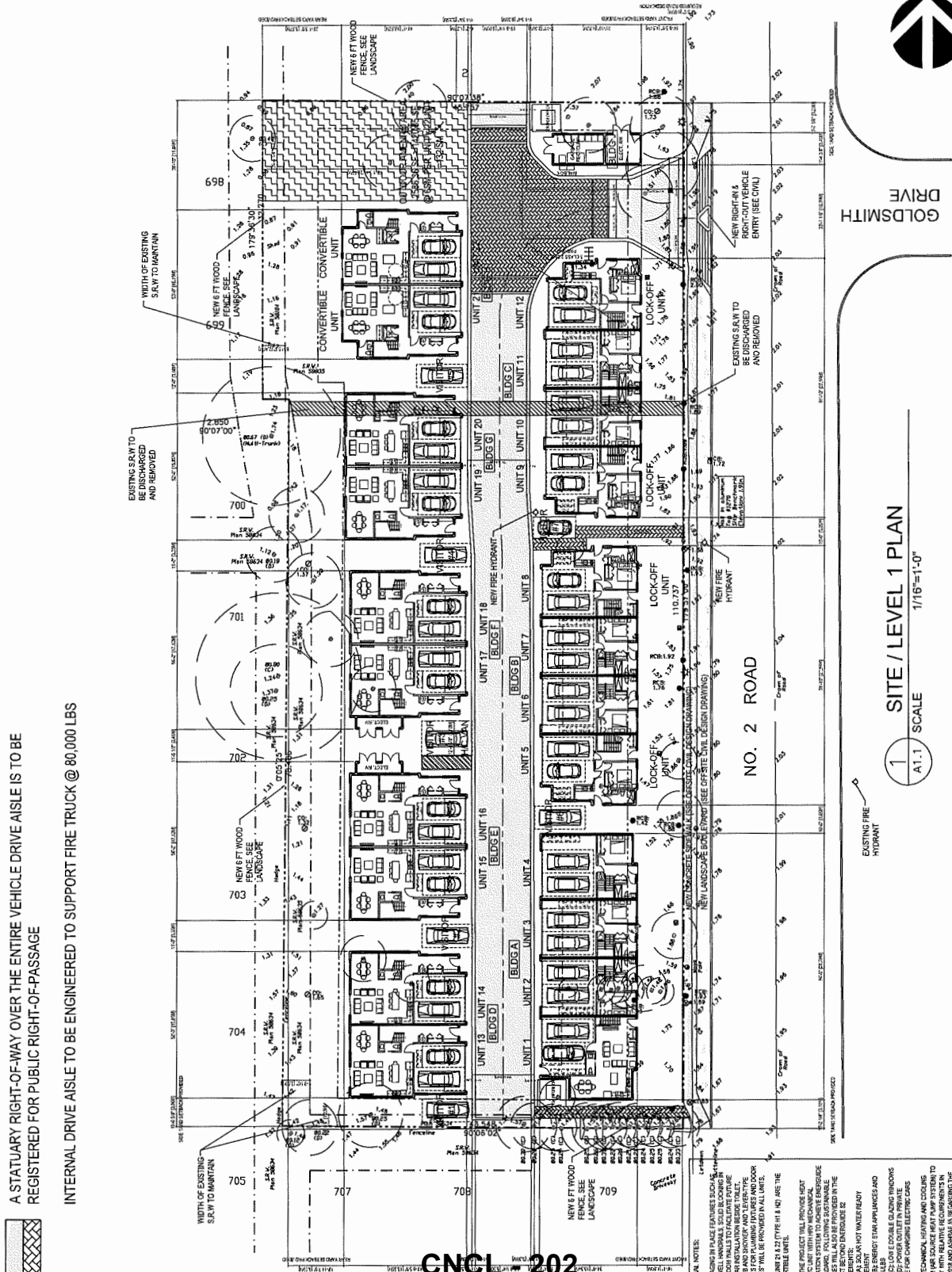
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SITE / LEVEL 1 PLAN

Scale: 1/16"=1'-0"

Project: #8193
 Date: 7/26/19

A1.1



A STATUARY RIGHT-OF-WAY OVER THE ENTIRE VEHICLE DRIVE AISLE IS TO BE REGISTERED FOR PUBLIC RIGHT-OF-PASSAGE
 INTERNAL DRIVE AISLE TO BE ENGINEERED TO SUPPORT FIRE TRUCK @ 80,000 LBS

1 SITE / LEVEL 1 PLAN
 A1.1 SCALE 1/16"=1'-0"

EXISTING S.R.W TO BE DISCHARGED AND REMOVED



WIDTH OF EXISTING S.W. TO MAINTAIN

NEW 6 FT WOOD FENCE SEE LANDSCAPE

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EXISTING S.W. TO BE DISCHARGED AND REMOVED

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NEW RIGHT-IN & RIGHT-OUT VEHICLE ENTRY (SEE CIVIL)

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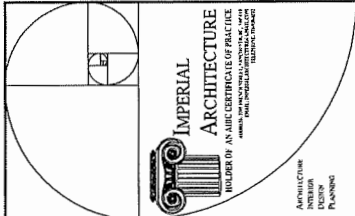
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2019-07-26
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 RE-SUBMISSION

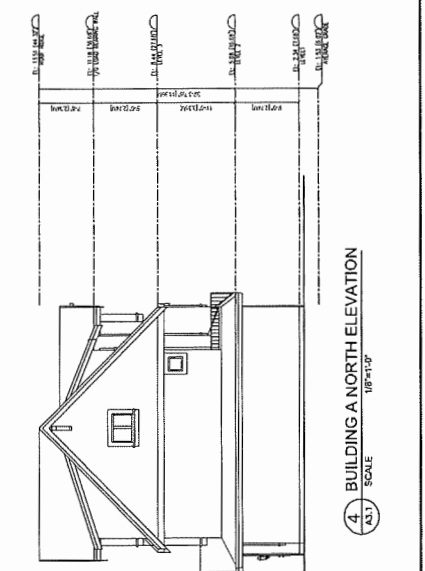
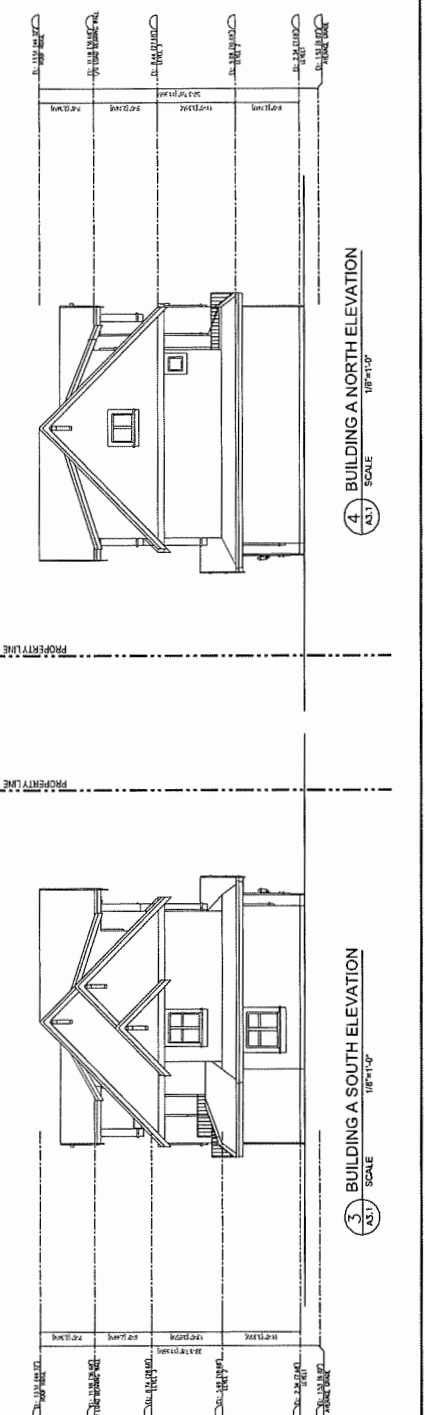
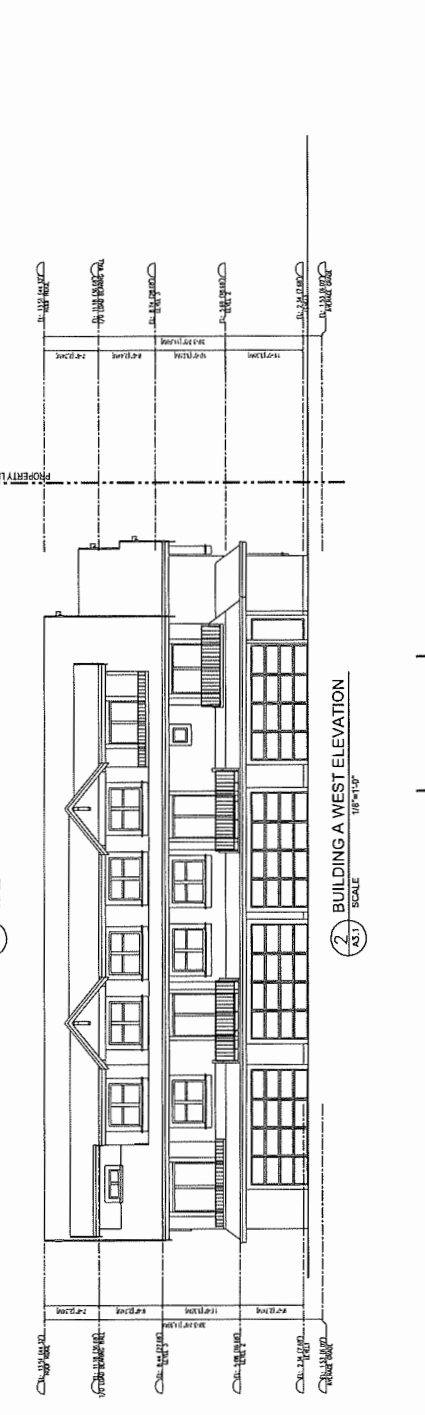
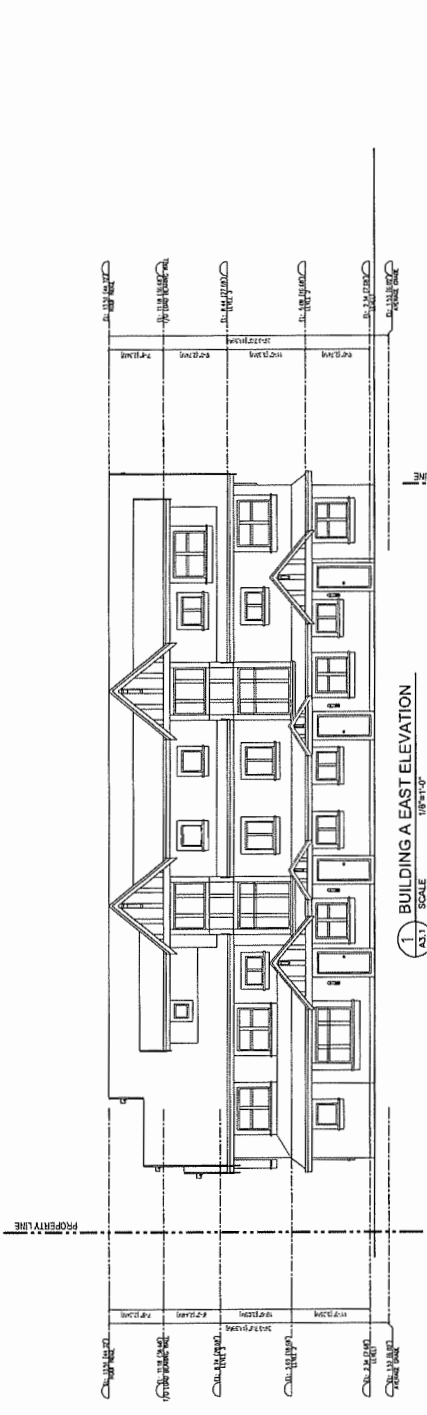
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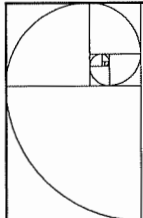
4i HOMES
 1000 WEST 10TH AVENUE, DENVER, CO 80202
 1002 KODAL, DENVER, CO

BUILDING A ELEVATIONS

Project: #8193
 Scale: 1/8"=1'-0"
 Sheet: 18

A 3.1





IMPERIAL ARCHITECTURE
 REGISTERED ARCHITECTS
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 TEL: 303.733.8800
 WWW.IMPERIALARCHITECTURE.COM

PROJECT:
 NO. 2 ROAD TOWNHOUSE DEVELOPMENT
 (REZ. 17-75486)

CLIENT:
 KONGIC
 10511 LINDEN LANE, SUITE 100
 DENVER, CO 80231
 TEL: 303.733.8800

DATE:
 2019-07-26

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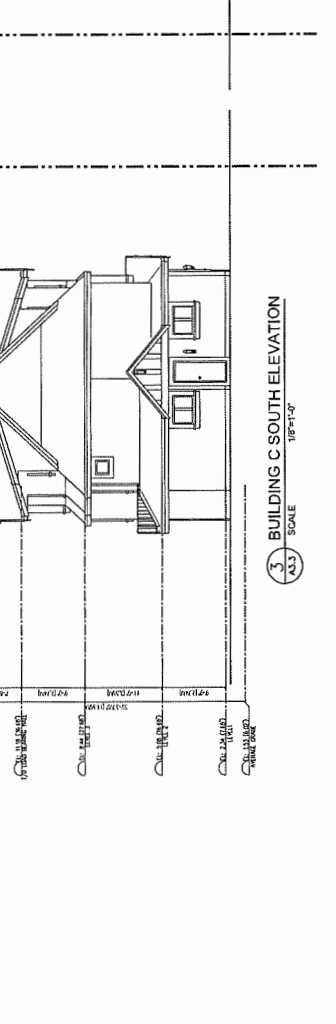
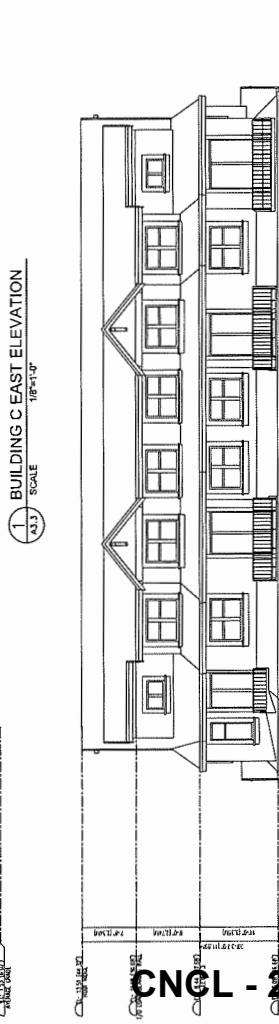
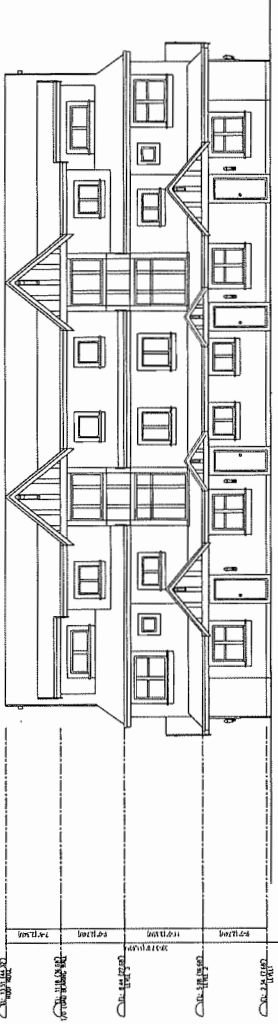
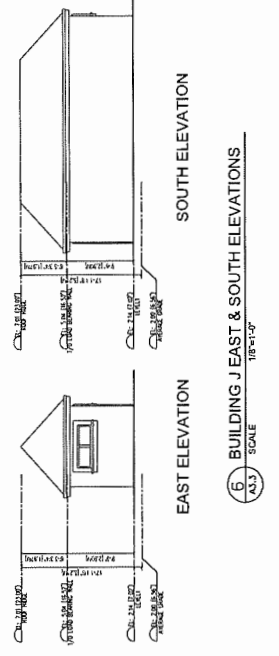
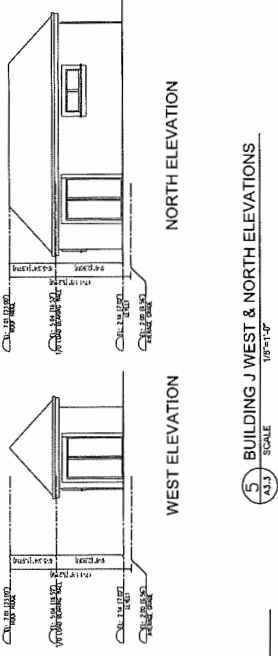
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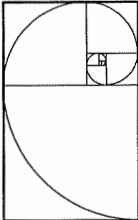
NO. 2 ROAD

PROJECT:
 #8193

SCALE:
 1/8" = 1'-0"

SHEET:
 A 3.3





IMPERIAL ARCHITECTURE
 BOARD OF ARCHITECTURAL PRACTICE
 1000 N. GARDEN AVENUE, SUITE 100
 ANAHEIM, CA 92810
 TEL: 714.771.1111 FAX: 714.771.1112
 WWW.IMPERIALARCHITECTURE.COM

ARCHITECTURE
 INTERIOR DESIGN
 PLANNING

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2019-07-26
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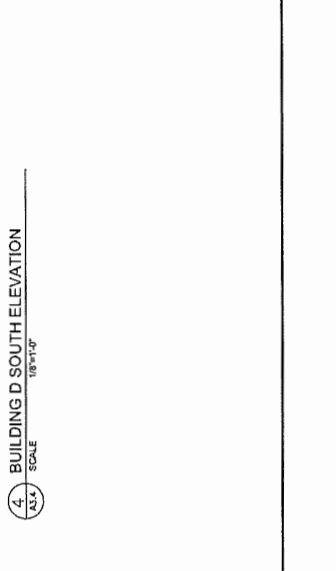
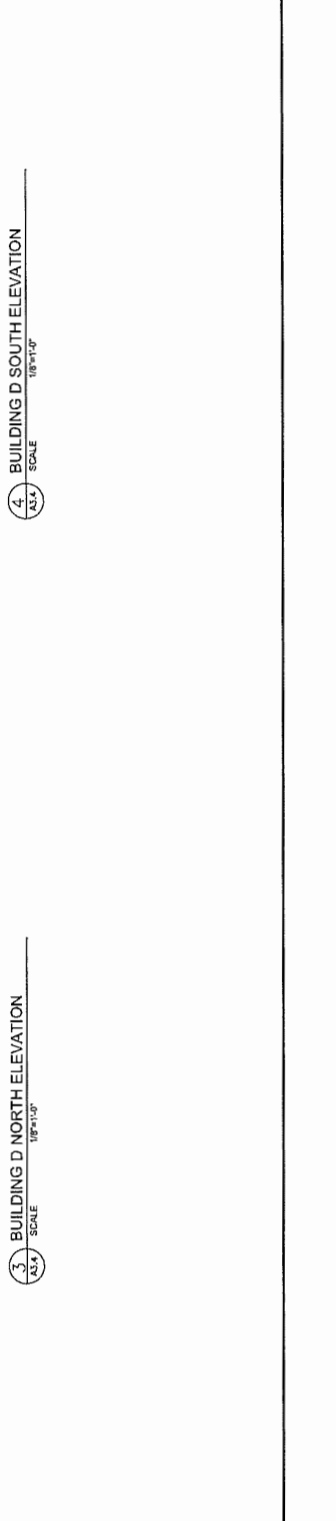
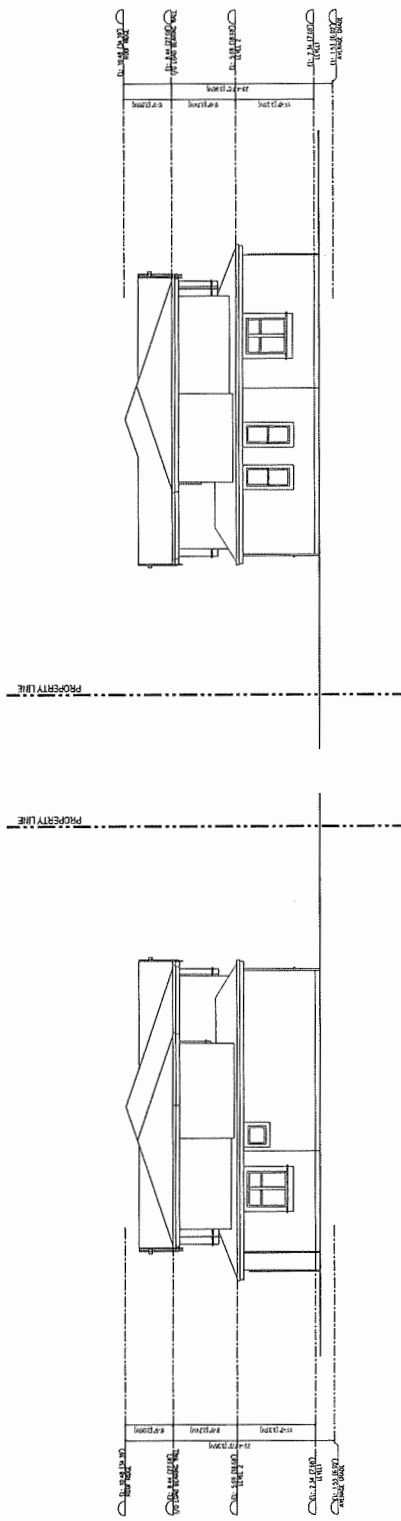
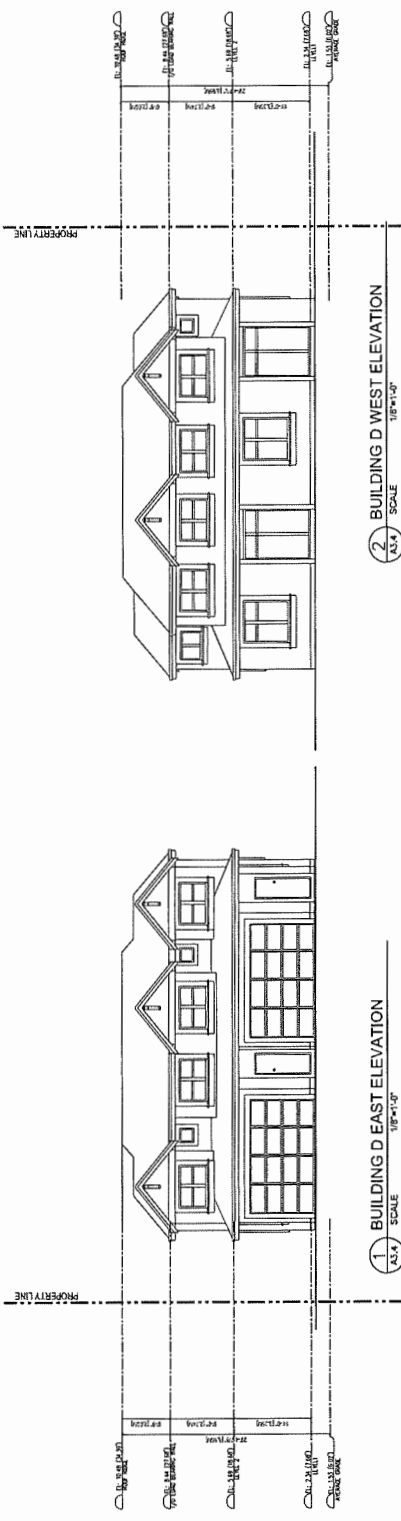
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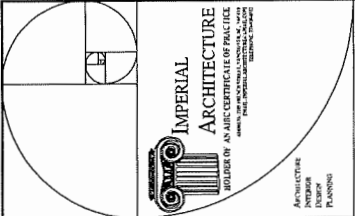
h h ROWS
 14231 HICKORY LANE, SUITE 100, HOUSTON, TX 77057
 832.467.8888

BUILDING D ELEVATIONS

Project No. #8193
 Drawing No. 108-1-07
 Scale

A 3.4





IMPERIAL ARCHITECTURE
 ARCHITECTURE
 INTERIOR DESIGN
 PLANNING

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 No. 2 Road
 Building Sections

NO.	DESCRIPTION	DATE
1	PRELIMINARY	10/15/18
2	REVISED	11/15/18
3	REVISED	12/15/18
4	REVISED	01/15/19
5	REVISED	02/15/19
6	REVISED	03/15/19
7	REVISED	04/15/19
8	REVISED	05/15/19
9	REVISED	06/15/19
10	REVISED	07/15/19

NO. 2 ROAD
 BUILDING SECTIONS

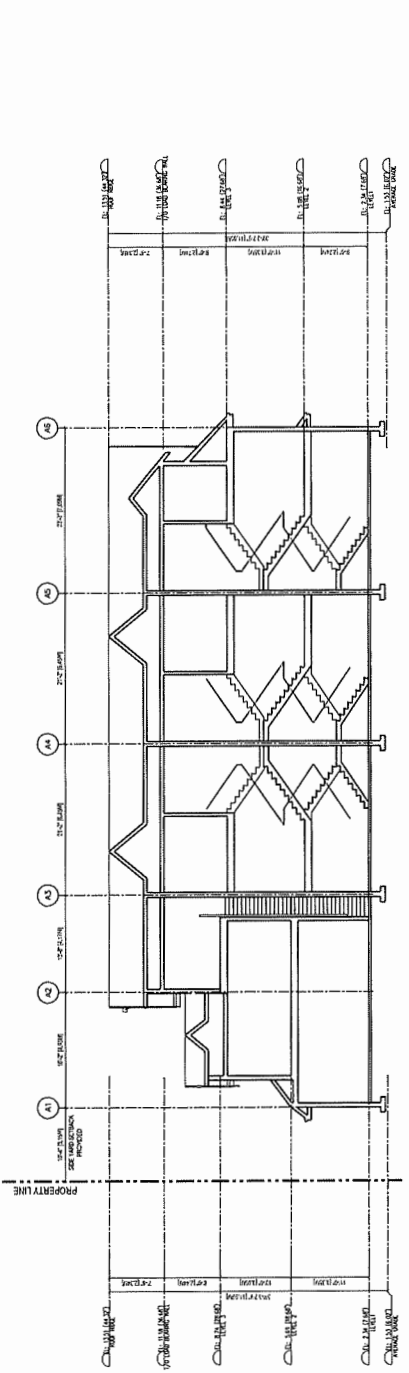
2019-07-25
 ISSUED FOR REZONING
 RE-SUBMISSION

NO. 2 ROAD TOWNHOUSE DEVELOPMENT
 (DC - 17-24-26)

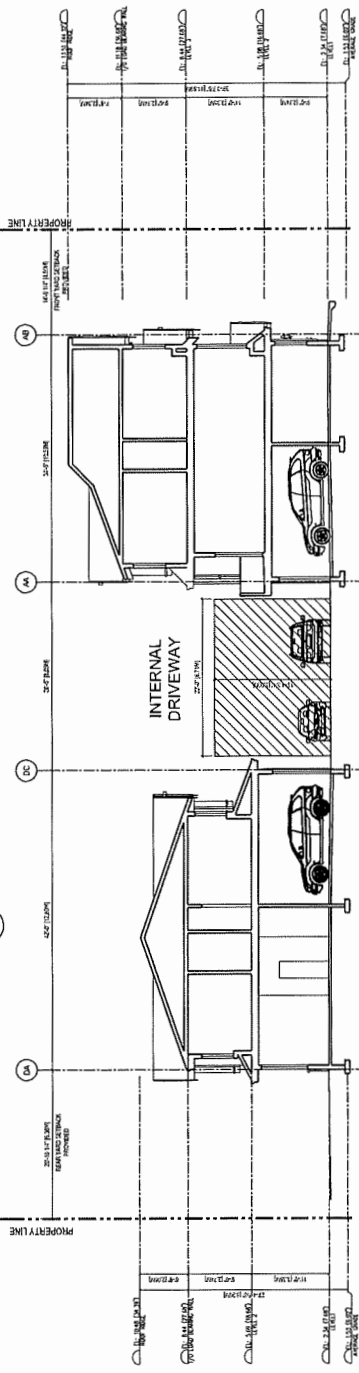
10311 BUCHHEIM LANE, SUITE 100, HOUSTON, TEXAS 77057
 281.468.1000
 WWW.IMPERIALARCHITECTURE.COM

PROJECT: 18193
 SHEET: 18193-1-07
 DATE: 07/25/19

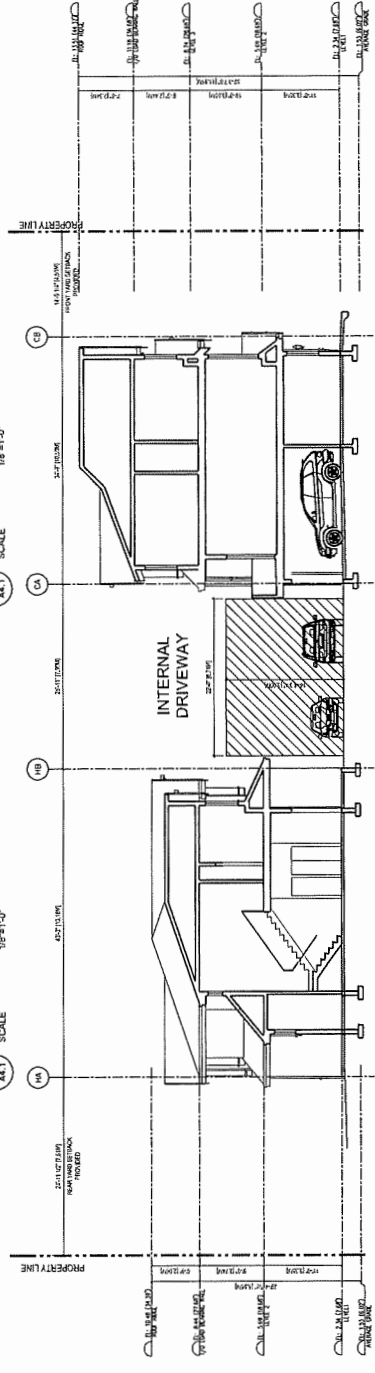
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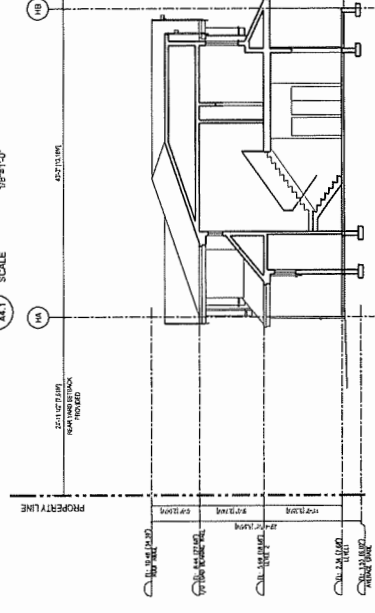
1 BUILDING A SECTION (SIM. TO BUILDING B & C)
 SCALE: 1/8"=1'-0"



3 BUILDING A CROSS SECTION
 SCALE: 1/8"=1'-0"



5 BUILDING C CROSS SECTION
 SCALE: 1/8"=1'-0"



2 BUILDING D, E & F CROSS SECTION
 SCALE: 1/8"=1'-0"

4 BUILDING H CROSS SECTION
 SCALE: 1/8"=1'-0"

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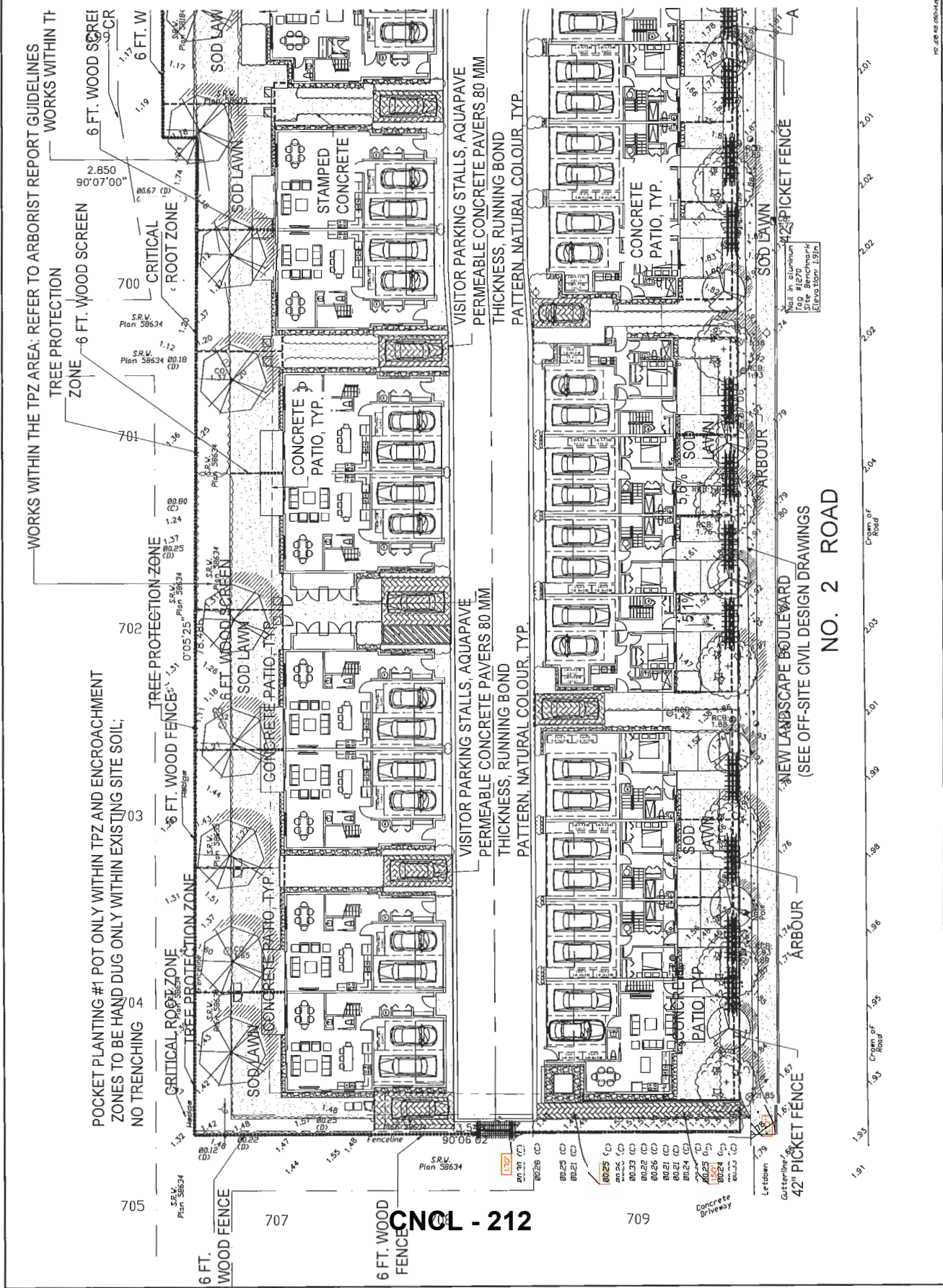
#220 - 26 Lorne Mews
 New Westminster, British Columbia
 Tel: 604.253.0044
 Fax: 604.253.0045
 Email: office@m2la.com



NO.	DATE	REVISION/DESCRIPTION	BY
1		ISSUE FOR PERMITS	DF
2		ISSUE FOR PERMITS	DF
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PROJECT: TOWNHOUSE DEVELOPMENT
 10271-10377 No. 2 Road
 Richmond, BC

DRAWING TITLE	SITE PLAN (south)
DATE	2008-JULY-07
SCALE	1/8" = 1'-0"
DRAWING BY	DF
CHECKED BY	DF
DATE	08/07
NO. PROJECT NUMBER	L2
OF 8	
NO. 000	



CNCL - 212

NO. 2 ROAD

NO. 2 ROAD

NEW LANDSCAPE BOULEVARD
 (SEE OFF-SITE CIVIL DESIGN DRAWINGS)

ARBOUR

42" PICKET FENCE

705 707 709
 Crown of Road
 1.93 1.95 1.96 1.98 1.99 2.00 2.01 2.02 2.03 2.04

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 New Westminster, British Columbia
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 Email: office@m2la.com

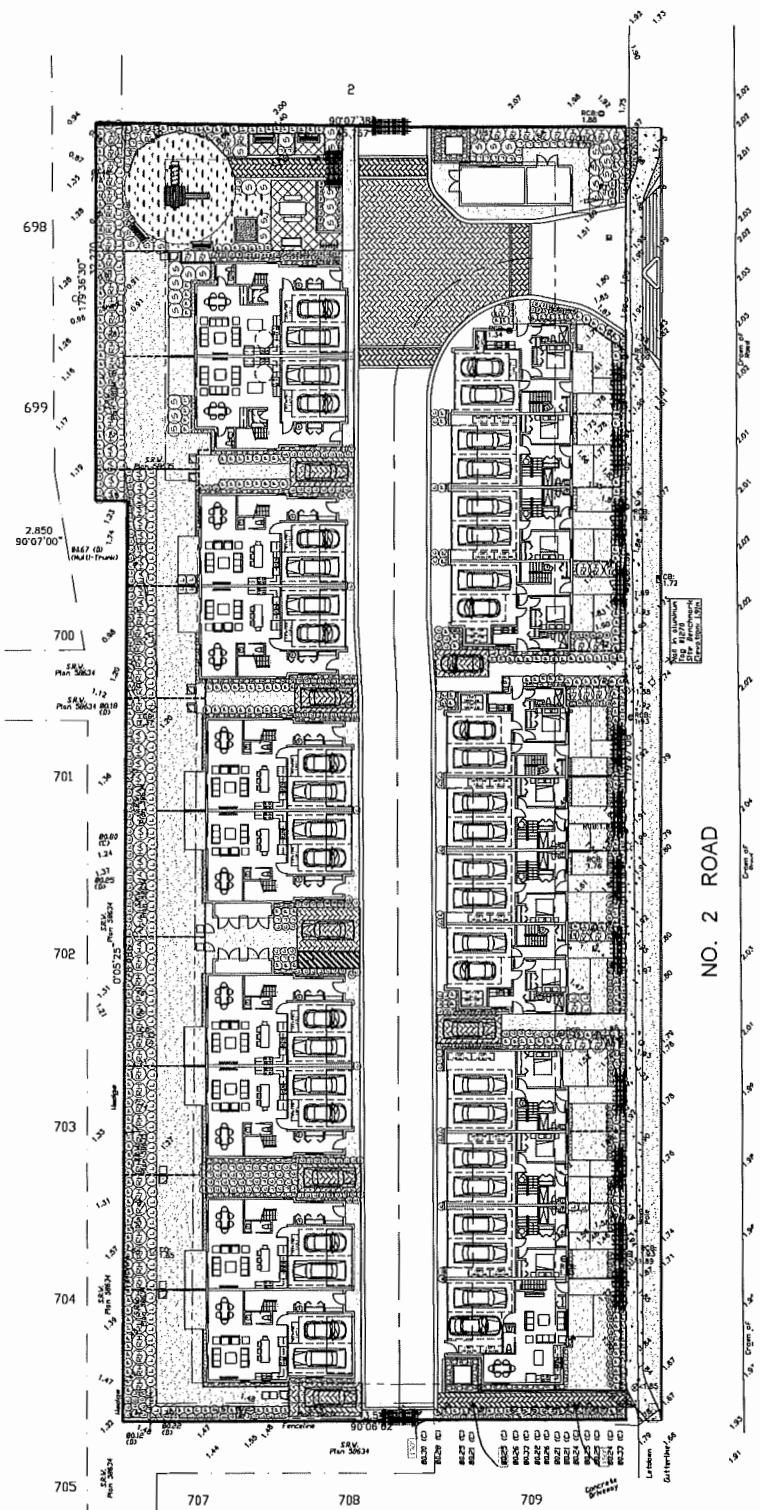


NO.	DATE	REVISION DESCRIPTION	BY
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PROJECT:
TOWNHOUSE DEVELOPMENT
 10251-10257 No. 2 Road
 Richmond, BC

DRAWING TITLE:
SHRUB PLAN

DATE:	2008-11-10-04
SCALE:	MM = 1" = 0'
DRAWN:	DP
DESIGN:	DP
CHECK:	MH
SHEET:	04 OF 8
PROJECT NUMBER:	10251-10257



CNCL - 214

NO. 20 OF 000-1031

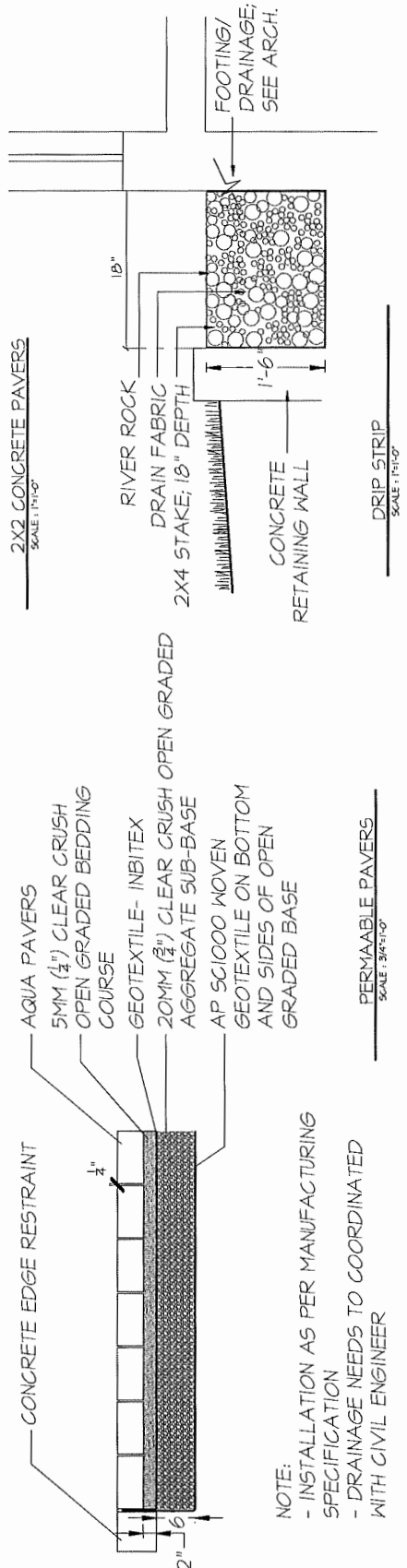
PLANT SCHEDULE

M2 JOB NUMBER: 18-050

KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
2	ABIES GRANDIS	GRAND FIR	2.5M HT; B&B
8	ACER CIRCINATUM	VINE MAPLE	1.5M HT; B&B; 3 STEM CLUMP
9	ACER GRISEM	PAPERBARK MAPLE	6CM CAL; 1.8M STD; B&B
4	ACER MACROPHYLLUM	BIGLEAF MAPLE	6CM CAL; 2M STD; B&B
14	CORNUS NUTTALLII 'EDDIEII'	PACIFIC DOGWOOD	5CM CAL; 1.8M HT; B&B
87	CHOISYA TERNATA	MEXICAN MOCK ORANGE	#2 POT; 40CM
265	CORNUS ALBA 'ELEGANTISSIMA'	VARIEGATED SHRUB DOGWOOD	#1 POT
128	EUONYMUS ALATA	KINGED BURNING BUSH	#2 POT; 30CM
35	HYDRANGEA MACROPHYLLA	BIGLEAF HYDRANGEA	#1 POT
139	LONICERA PILEATA	PRIVET HONEY/SUCKLE	#1 POT; 30CM
420	PRUNUS LUSITANICA	PORTUGUESE LAUREL	#3 POT; 60CM
85	RHODODENDRON 'SCARLET WONDER'	RHODODENDRON; SCARLET, E. APRIL	#3 POT; 30CM
90	SPIRAEA X JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA; PINK	#2 POT; 40CM
35	SPIRAEA X JAPONICA 'SHIROBANA'	SHIROBANA SPIRAEA; WHITE-ROSE	#2 POT; 40CM
82	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#1 POT; 15CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD; LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANADA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.



NOTE:
 - INSTALLATION AS PER MANUFACTURING SPECIFICATION
 - DRAINAGE NEEDS TO COORDINATED WITH CIVIL ENGINEER

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R230 - 26 Lorne Mews
 New Westminster, British Columbia
 Tel: 604.553.0044
 Fax: 604.553.0045
 Email: office@m2la.com



NO	DATE	REVISION DESCRIPTION	BY
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PROJECT:
 TOWNHOUSE DEVELOPMENT
 10291-10387 No. 2 Road
 Richmond, BC

DRAWING TITLE:
 LANDSCAPE DETAILS

DATE: 2018-JUL-09
 SCALE: VARIOUS
 DRAWING NO:
 DESIGN BY:
 CHECK BY:
 DATE: 18-050
 DRAWING NUMBER: L6
 SHEET NUMBER: OF 8
 PROJECT NUMBER: P 000

NS 2018-05-000-478



RZ 17-794300

Attachment 3

Address: 10231,10251,10351,10371,10391,10395 and 10397 No. 2 Road

Applicant: Konic Development Ltd.

Planning Area(s): Steveston (Schedule 2.4)

	Existing	Proposed
Owner:	Forest International Real Estate Investment Company Ltd.	No Change
Site Size (m²):	4,868.0 m ²	4,857.6 m ²
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Low-Density Residential	No Change
Area Plan Designation:	Steveston Area Plan: Multiple-Family	No Change
702 Policy Designation:	N/A	No Change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
Number of Units:	7	22
Other Designations:	N/A	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.60 Max.	none permitted
Lot Coverage – Building:	Max. 40%	40% Max.	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	65% Max.	none
Lot Coverage – Landscaping:	Min. 25%	25% Min.	none
Setback – Front Yard (m):	Min. 6.0 m	4.5 m Min.	Variance Requested
Setback – North Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – South Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – Rear Yard (m):	Min. 3.0 m	6.0 m Min.	none
Height (m):	Max. 12.0 m (3 storeys)	12.0 m (3 storeys) Max. along No. 2 Road and 9.0 m (2 storeys) Max. along west property line	none
Lot Width:	Min. 50.0 m	110.0 m	none
Lot Depth:	Min. 35.0 m	44.6 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V)	none
Off-street Parking Spaces – Total:	44 (R) and 5 (V)	44 (R) and 7 (V)	none
Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (44 x Max. 50% = 22)	0	none
Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on-site (51 x Max. 50% = 25)	16	none
Handicap Parking Spaces:	Min. 2% when 11 or more spaces are required (49 x 2% = 1 spaces)	1	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.5 (Class 1) and 0.2 (Class 2) per unit	none
Off-street Parking Spaces – Total:	28 (Class 1) and 5 (Class 2)	33 (Class 1) and 5 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 22 units = 132 m ²	240 m ²	none

Other: Tree replacement compensation required for removal of bylaw-sized trees.



10211 No.2 Road
Richmond, BC V7E 5M6

Mar 6, 2019

HAND DELIVERED

To: Occupants of 10211 No.2 Road, Richmond.


We are the developer to the south of your property developing townhouses located at 10231, 10251, 10351, 10371, 10391, 10395 and 10397 No.2 Road, Richmond. We are sending you information to notify and keep you informed of this upcoming project. Kindly find attached the current draft developing plans for your reference (ATTACHMENT A).

The proposed development consists of approximately 22 townhouse units. The design of the proposal is in full compliance with various requirements with City of Richmond. The land use of the proposed development complies with Official Community Plan (OCP); the density and building height comply with Zoning Bylaw requirement. The front buildings are 3 storeys in height with both south and north end of buildings reduced to 2 storeys to adapt our neighbour's single-family homes. The rear buildings are all proposed to be 2 storeys. We will have more information to communicate after Planning Committee.

Should there be any questions or concerns about the project, please do not hesitate to email me at michelle@konic.ca or contact my direct line at 604-242-1062. Thank you for your valuable time in reading this notice.

Sincerely,

Michelle Lee
Development Director
Konic Development Ltd.

 1135-13700 Mayfield Place
Richmond, BC V6V 2E4

 info@konic.ca

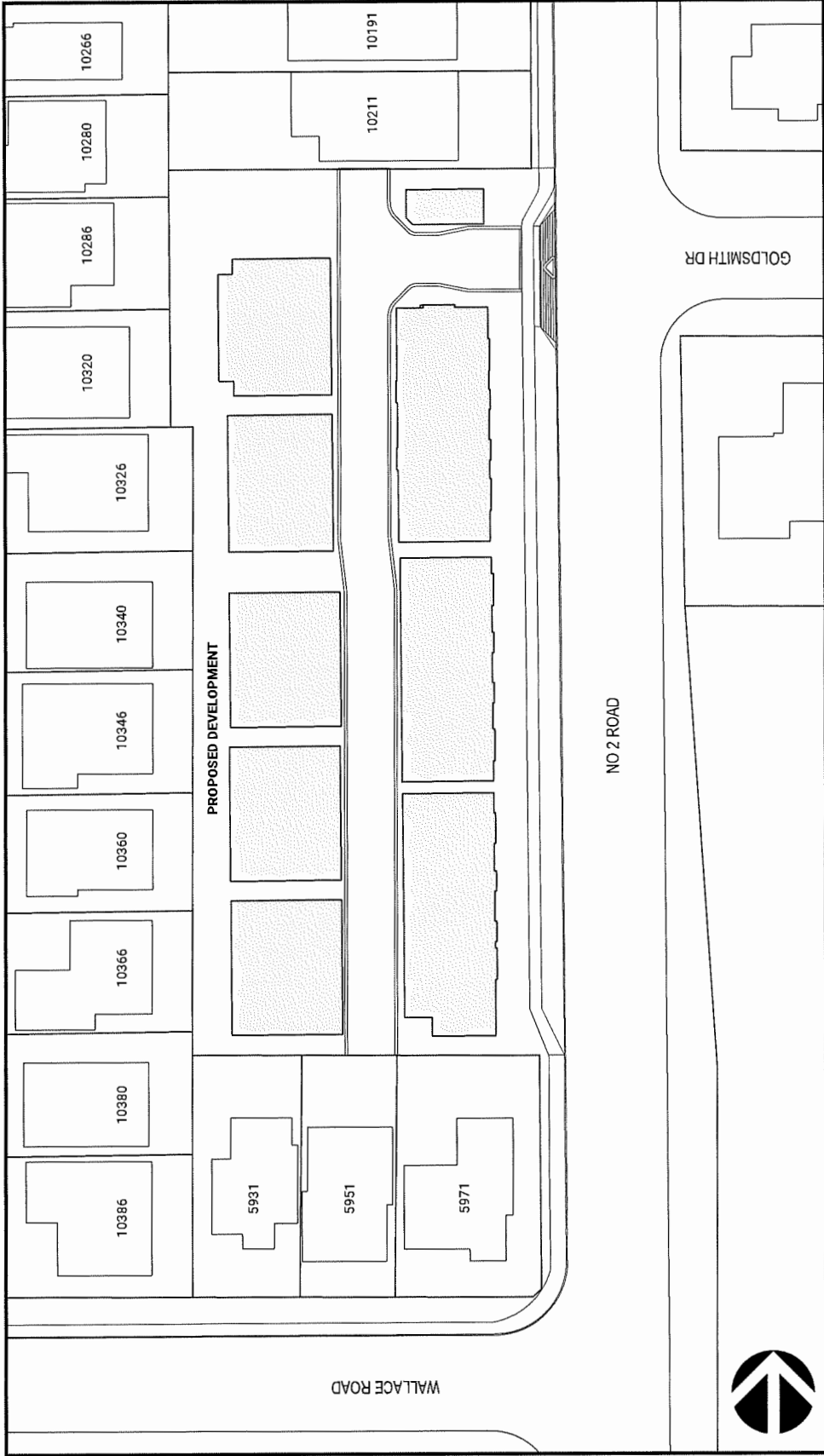
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DRAFT

ATTACHMENT A

10231, 10251, 10351, 10371, 10391, 10395, 10397 No.2 Road, Richmond

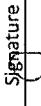
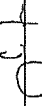




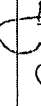








MARCH 06, 2019

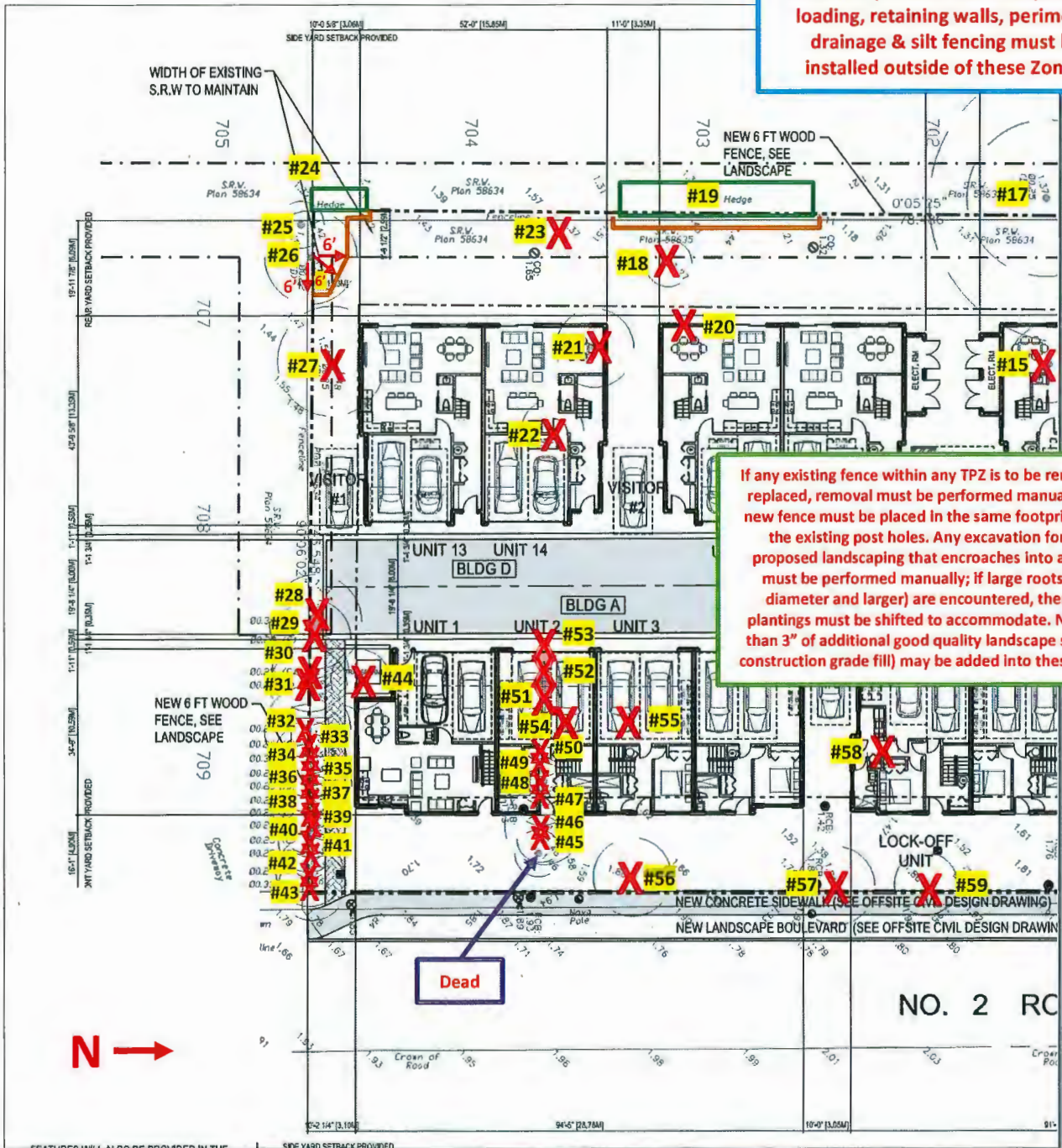
Development project: 10231, 10251, 10351, 10371, 10391, 10395 and 10397 No.2 Road, Richmond.

I hand-delivered the Notification envelope containing a letter and site plan proposal (Attachment A) to the mail box of the following neighbours:

Neighbouring Properties Notification summary

	Neighbour Address	Developer Representative	Date	Time	Feedback	Signature
1	10211 No.2 Road, Richmond	Jenny Lau (Konic)	8-Mar-19	6:55 PM	No comments	
2	5971 Wallace Road, Richmond	Jenny Lau (Konic)	8-Mar-19	6:40 PM	No comments	
3	5951 Wallace Road, Richmond	Jenny Lau (Konic)	8-Mar-19	5:20 PM	No comments	
4	5931 Wallace Road, Richmond	Jenny Lau (Konic)	8-Mar-19	5:30 PM	No comments	
5	10380 Sandiford Dr, Richmond	Jenny Lau (Konic)	8-Mar-19	5:38 PM	No comments	
6	10366 Sandiford Dr, Richmond	Jenny Lau (Konic)	8-Mar-19	5:45 PM	met one of landlord, his name is Bill at the property of 10366 Sandiford Dr Richmond. He thanked for us to deliver the update project information and site plan to him for reference, as he knew that his house is located at the back of our project site; therefore, he cares what status of our project is now, and the est. time frame for construction.	
7	10360 Sandiford Dr, Richmond	Jenny Lau (Konic)	8-Mar-19	5:50 PM	No comments	
8	10346 Sandiford Dr, Richmond	Jenny Lau (Konic)	8-Mar-19	5:58 PM	No comments	
9	10340 Sandiford Dr, Richmond	Jenny Lau (Konic)	8-Mar-19	6:05 PM	No comments	
10	10326 Sandiford Dr, Richmond	Jenny Lau (Konic)	8-Mar-19	6:10 PM	No comments	
11	10320 Sandiford Dr, Richmond	Jenny Lau (Konic)	8-Mar-19	6:20 PM	No comments	
12	10286 Sandiford Dr, Richmond	Jenny Lau (Konic)	8-Mar-19	6:28 PM	No comments	
13	10280 Sandiford Dr, Richmond	Jenny Lau (Konic)	8-Mar-19	6:33 PM	No comments	

Absolutely no grade changes are to occur within any TPZ; the grade cannot be altered (raised or lowered). All pre-loading, retaining walls, perimeter drainage & silt fencing must be installed outside of these Zones.



If any existing fence within any TPZ is to be removed & replaced, removal must be performed manually. The new fence must be placed in the same footprint using the existing post holes. Any excavation for any proposed landscaping that encroaches into any TPZ must be performed manually; if large roots (1.5" diameter and larger) are encountered, then the plantings must be shifted to accommodate. No more than 3" of additional good quality landscape soil (not construction grade fill) may be added into these Zones.

Tree Retention & Removal Plan for Lots 710, 711 & 211, Scale 1/32" = 1'

TREE #	SPECIES	DBH (cm)	SPREAD (m est.)
1	Plum (<i>Prunus sp.</i>)	21	7m
2	Cherry (<i>Prunus sp.</i>)	52	8m
3	Cherry (<i>Prunus sp.</i>)	27 combined	6m
4	Plum (<i>Prunus sp.</i>)	47 per combined	6m
5	Curly Willow (<i>Salix sp.</i>)	58 combined	6m
6	Fig (<i>Ficus sp.</i>)	30 combined	6m
7	Cypress (<i>Chamaecyparis sp.</i>)	40 per survey	5m
8	Pear (<i>Pyrus sp.</i>)	32 est. combined	4m
9	Cedar (<i>Thuja plicata</i>)	-	3m
10	Oak (<i>Quercus sp.</i>)	67 per survey	15m
11	Plum (<i>Prunus sp.</i>)	60 combined	6m
12	Walnut (<i>Juglans sp.</i>)	18 per survey	6m
13	Fig (<i>Ficus sp.</i>)	Over 100	6m
14	Cherry (<i>Prunus sp.</i>)	55 combined	6m
15	Cherry (<i>Prunus sp.</i>)	45 combined	5m
16	Pine (<i>Pinus sp.</i>)	80 per survey	18m
17	Japanese Maple (<i>Acer palmatum</i>)	25 per survey	10m
18	Plum (<i>Prunus sp.</i>)	24 combined	3m
19	Cedar (<i>Thuja occidentalis</i>)	-	2.8m
20	Pear (<i>Pyrus sp.</i>)	57 combined	6m
21	Apple (<i>Malus sp.</i>)	40 combined	5m
22	Tamarisk (<i>Tamarix sp.</i>)	22	4m
23	Magnolia (<i>Magnolia sp.</i>)	34 combined	6m
24	Cedar (<i>Thuja occidentalis</i>)	-	1m
25	Japanese Maple (<i>Acer palmatum</i>)	50 est. combined	3m
26	Mountain Ash (<i>Sorbus sp.</i>)	26 combined	6m

TREE #	SPECIES	DBH (cm)	SPREAD (m est.)
27	Cherry (<i>Prunus sp.</i>)	23	7m
28	Cedar (<i>Thuja occidentalis</i>)	30 per survey	6m
29	Cedar (<i>Thuja occidentalis</i>)	28 per survey	5m
30	Cedar (<i>Thuja occidentalis</i>)	25 per survey	5m
31	Cedar (<i>Thuja occidentalis</i>)	21 per survey	5m
32	Cedar (<i>Thuja occidentalis</i>)	25 per survey	5m
33	Cedar (<i>Thuja occidentalis</i>)	26 per survey	5m
34	Cedar (<i>Thuja occidentalis</i>)	33 per survey	5m
35	Cedar (<i>Thuja occidentalis</i>)	22 per survey	5m
36	Cedar (<i>Thuja occidentalis</i>)	26 per survey	5m
37	Cedar (<i>Thuja occidentalis</i>)	21 per survey	5m
38	Cedar (<i>Thuja occidentalis</i>)	21 per survey	4.4m
39	Cedar (<i>Thuja occidentalis</i>)	24 per survey	4.4m
40	Cedar (<i>Thuja occidentalis</i>)	25 per survey	4.4m
41	Cedar (<i>Thuja occidentalis</i>)	25 per survey	4.4m
42	Cedar (<i>Thuja occidentalis</i>)	24 per survey	4.4m
43	Cedar (<i>Thuja occidentalis</i>)	33 per survey	4.4m
44	Smokebush (<i>Cotinus sp.</i>)	22 combined	3.9m
45	Cedar (<i>Thuja occidentalis</i>)	34 combined	3m
46	Cedar (<i>Thuja occidentalis</i>)	36 combined	5m
47	Cedar	41	3.6m

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TREE #	SPECIES	DBH (cm)	SPREAD (m est.)
	<i>(Thuja occidentalis) italica</i>	combined	
	Cedar		
48	<i>(Thuja occidentalis)</i>	18 combined	3m
	Cedar		
49	<i>(Thuja occidentalis)</i>	19 combined	3m
	Cedar		
50	<i>(Thuja occidentalis)</i>	18 combined	3m
	Cedar		
51	<i>(Thuja occidentalis)</i>	10	2m
	Cedar		
52	<i>(Thuja occidentalis)</i>	26 combined	4.4m
	Cedar		
53	<i>(Thuja occidentalis)</i>	66 combined	4.4m
	Fig	40	
54	<i>(Ficus.sp.)</i>	combined	3m
	Windmill palm		
	<i>(Trachycarpus fortunei)</i>	21	3m
	Lilac	28	
	<i>(Syringa sp.)</i>	combined	5m
	Cherry	29	
	<i>(Prunus sp.)</i>	combined	5m
	Cedar		
	<i>(Thuja occidentalis)</i>	22 per survey	2m
	Cherry		
	<i>(Prunus sp.)</i>	27	4m
	Lilac	65 per survey	3m
60	<i>(Syringa sp.)</i>		

ONC - 225

Suitable Replacement Tree Species

- Purple Fountain European Beech (*Fagus sylvatica* 'Purple Fountain')
- Japanese Tree Lilac 'Ivory Silk' (*Syringa reticulata* 'Ivory Silk')
- Japanese maple (*Acer palmatum* sp.)
- Persian Ironwood (*Parrotia persica*)
- Stewartia (*Stewartia pseudocamellia*)
- Ginkgo 'Princeton Sentry' (*Ginkgo biloba* 'Princeton Sentry')
- Diik's Weeping Cypress (*Chamaecyparis lawsoniana* 'Diik's Weeping')
- Serviceberry (*Amelanchier x grandiflora* 'Autumn Brilliance')
- Oriental Dogwood (*Cornus kousa*)

- Paperbark maple (*Acer griseum*)
- Threadleaf Cypress (*Chamaecyparis pisifera* 'Filifera')
- Sentinel Columnar pine (*Pinus nigra* 'sentinel')
- Picea omorika (*Serbian spruce*)



City of Richmond

Rezoning Considerations Development Applications Department 6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 10231,10251,10351,10371,10391,10395 and 10397 No. 2 Road **File No.:** RZ 17-794300

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10088, the developer is required to complete the following:

1. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
2. Approximately 0.09 m road dedication along the entire No. 2 Road frontage to accommodate a new 1.5 m wide treed/grassed boulevard and a new 1.5 m wide concrete sidewalk; exact width is to be confirmed with survey information to be submitted by the applicant.
3. Registration of a statutory right-of-way (SRW), and/or other legal agreements or measures; as determined to the satisfaction of the Director of Development, over the entire area of the proposed entry driveway from No. 2 Road and the internal north-south manoeuvring aisle, in favour of future residential developments to the north and south. Language should be included in the SRW document that the City will not be responsible for maintenance or liability within the SRW and that utility SRW under the drive aisle is not required.
4. Registration of a cross-access easement agreement over the garbage/recycling/organic waste collection facility (design as per Development Permit for 10231,10251,10351,10371,10391,10395 and 10397 No. 2 Road), in favour of the future residential (townhouse) development at 10211 No. 2 Road, allowing access to/from the garbage/recycling/organic waste collection facility at the development site.
5. Registration of a flood indemnity covenant on title.
6. Registration of a legal agreement on Title to ensure that Registration of a legal agreements on Title or other measures, as determined to the satisfaction of the Director of Development, to ensure that:
 - a) No final Building Permit inspection is granted until four secondary suites are constructed on site, to the satisfaction of the City in accordance with the BC Building Code and the City’s Zoning Bylaw.
 - b) The secondary suites cannot be stratified or otherwise held under separate title.
7. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating. Language should be included in the legal agreement that if an acceptable Building Permit application for the proposed development is not submitted to the City by December 31, 2019, the proposed development would be subject to the Energy Step Code requirements expected to be in place at the time of the proposed project’s Building Permit application.
8. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained on the neighbouring properties. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
9. Submission of a Tree Survival Security to the City in the amount of \$1,000 for the Mountain Ash tree (specifically tag# 26) located at the southwest corner of the site to be retained on site. No Tree Survival Security will be returned until the post-construction assessment report, confirming the protected trees survived the construction, prepared by the Arborist, is reviewed by staff.
10. City acceptance of the developer’s offer to voluntarily contribute \$7,500.00 to the City’s Tree Compensation Fund for the planting of 15 replacement trees within the City. If additional replacement trees (over and beyond the 37 replacement trees as proposed at the rezoning stage) could be accommodated on-site (as determined at Development Permit stage), the above cash-in-lieu contribution would be reduced in the rate of \$500 per additional replacement trees to be planted on-site.
11. City acceptance of the developer’s offer to voluntarily contribute \$50,000.00 towards the future upgrade of the special crosswalk at the intersection of No.2 Road and Goldsmith Drive.
12. Contribution of \$25,000.00 in-lieu of on-site in-kind amenity space.

13. City acceptance of the developer's offer to voluntarily contribute \$8.50 per buildable square foot (e.g. \$266,662.53) to the City's Affordable Housing Reserve Fund.
14. City acceptance of the developer's offer to voluntarily contribute \$0.85 per buildable square foot (e.g. \$26,666.25) to the City's Public Art fund.
15. Enter into a Servicing Agreement* for the design and construction of frontage improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to,

Water Works:

- a) Using the OCP Model, there is 334 L/s of water available at a 20 psi residual at the No 2 Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b) The Developer is required to:
 - i. Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - ii. Provide an additional hydrant north of the proposed driveway to meet City hydrant spacing requirements for multi-family land use.
 - iii. Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized via the servicing agreement process.
- c) At Developer's cost, the City is to:
 - i. Cut, cap, and remove the existing water service connections and meters to the development site.
 - ii. Install a new water service connection off the water main on the east side of No 2 Road, complete with meter and meter box off. Meter to be located onsite in a right of way.

Storm Sewer Works:

- a) The Developer is required to:
 - i. Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
 - ii. Provide a right-of-way for the proposed inspection chamber. Exact right of way dimensions to be finalized in the servicing agreement review process.
 - iii. Confirm, by video inspection, the location of the service connection for 10211 No 2 Road and reconnect to the box culvert per Richmond specifications following the removal of the connection serving 10231 No 2 Road. Connection to be done by City forces at Developer's cost.
 - iv. Remove the existing perimeter drain along the common property line of 10251 and 10351 No 2 Road. Following the removal of the perimeter drain, developer may apply to the City to discharge the portion of right-of-way plan 58634 that contained the removed drain. The Developer is responsible to coordinate with BC Hydro, Telus, Shaw, Fortis BC, and other private utility companies to confirm that there are no existing private utilities within the right of way prior to right of way discharge. Additional rights of ways may be required by those companies if private utilities exist within the City right of way.
- b) At Developer's cost, the City is to:
 - i. Cut, cap, and remove the existing storm service connections to the development site.
 - ii. Install a new storm service connection complete with inspection chamber to serve the proposed development. Inspection chamber to be located onsite in a right-of-way. Where possible, an existing hole in the box culvert shall be reused.

Sanitary Sewer Works:

- a) The Developer is required to not start on-site excavation or building construction prior to completion of rear-yard sanitary works by City crews.
- b) At Developer's cost, the City is to:
 - i. Cut, cap, and remove the existing sanitary connections to the development site. The existing inspection chamber at the northwest corner of the development site (SIC13826) shall be retained to serve 10211 No 2 Road.
 - ii. Install a new sanitary service connection complete with inspection chamber to serve the proposed development. Where possible, the connection shall be made to a manhole.

Frontage Improvements:

- a) No. 2 Road Frontage Improvements
 - i. Sidewalk, boulevard and curb/gutter:
 - Remove the existing sidewalk and construct a new 1.5 m wide concrete sidewalk next to the new property line.
 - Construct a new 1.5 m wide grass/tree boulevard over the remaining width between the new sidewalk and the existing west curb of No. 2 Road.
 - The new sidewalk and boulevard are to transition to meet the existing frontage treatments to the north and south of the subject site.
 - ii. All existing driveways along the No. 2 Road development frontage are to be closed permanently. The Developer is responsible for the removal of the existing driveway let-downs and the replacement with barrier curb/gutter, grass/tree boulevard and concrete sidewalk per standards described under Item 1 above.
 - iii. Consult Engineering on lighting and other utility requirements as part of the frontage works. There are utility poles that will need to be relocated.
 - iv. Vehicle Access
 - All existing driveways along the No. 2 Road development frontage are to be closed permanently. Vehicle access to the subject development is to be provided by a single driveway located on No. 2 Road directly across from Goldsmith Dr. and restricted to right-in/right-out movement only. As part of the functional road plan, the driveway design showing a raised centre median in the driveway with adequate width to allow for SU9 truck turning movements in and out of the site without crossing the lane lines on No. 2 Rd. is required.
 - City design standards for driveways are to be met; however, due to the turn restrictions, the driveway on No. 2 Rd. will be wider than 7.5m. From the PL the drive aisle width can reduce to 6.7m with a 5:1 taper.
 - v. The Developer is required to:
 - Coordinate with BC Hydro, Telus and other private communication service providers:
 - Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To relocate the existing Hydro poles in conflict with the proposed sidewalk into a right-of-way onsite along the back of the proposed sidewalk.
 - To underground overhead service lines.
 - To locate/relocate all above ground utility cabinets and kiosks required to service the proposed development, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the location of all above ground structures. If a private utility company does

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not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:

- BC Hydro PMT – 4.0 x 5.0 m
 - BC Hydro LPT – 3.5 x 3.5 m
 - Street light kiosk – 1.5 x 1.5 m
 - Traffic signal kiosk – 2.0 x 1.5 m
 - Traffic signal UPS – 1.0 x 1.0 m
 - Shaw cable kiosk – 1.0 x 1.0 m
 - Telus FDH cabinet – 1.1 x 1.0 m
- Review street lighting levels along the No 2 Road frontage and upgrade as required.

General Items:

a) The Developer is required to:

- (1) Not encroach into City rights-of-ways with proposed trees, retaining walls, non-removable fences, or other non-removable structures.
- (2) Provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a preload plan and geotechnical assessment of preload, dewatering, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
- (3) Provide a video inspection report of the existing sanitary sewer along the west property line prior to start of site preparation works or within the first servicing agreement submission, whichever comes first. A follow-up video inspection, complete with a civil engineer's signed and sealed recommendation letter, is required after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) to assess the condition of the existing utilities and provide recommendations to retain, replace, or repair. Any utilities damaged by the pre-load, de-watering, or other ground preparation shall be replaced or repaired at the Developer's cost.
- (4) Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.
- (5) Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure..

Prior to a Development Permit* being forwarded to the Development Permit Panel for consideration, the developer is required to:

1. Complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (EnerGuide 82 or better), in compliance with the City's Official Community Plan.

Prior to a Development Permit* issuance, the developer is required to complete the following:

1. Submission of a Landscaping Security based on 100% of the cost estimate provided by the landscape architect.

Prior to Demolition Permit Issuance, the developer must complete the following requirements:

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.

Note: Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Permit and submit landscaping security (i.e. \$26,000 in total) to ensure the replacement planting will be provided.

Prior to Building Permit Issuance, the developer must complete the following requirements:

1. Remove the existing perimeter drain along the common property line of 10251 and 10351 No. 2 Road and apply to the City to discharge the portion of Right-of-Way Plan 58634 that contained the removed drain prior to Building Permit issuance. The developer will be responsible to coordinate with BC Hydro, Telus, Shaw, Fortis BC, and other private utility companies to confirm that there are no existing private utilities within the right of way prior to the right of way discharge.
2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
3. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

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Signed _____

Date _____



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10088 (RZ 17-794300)
10231, 10251, 10351, 10371, 10391, 10395 and 10397 No. 2 Road**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it “**Low Density Townhouses (RTL4)**”.

P.I.D. 003-995-879

Lot 981 Section 36 Block 5 North Range 7 West New Westminster District Plan 58183

and

P.I.D. 004-005-066

Lot 982 Section 36 Block 5 North Range 7 West New Westminster District Plan 58183

and

P.I.D. 003-897-095

Lot 713 Section 36 Block 4 North Range 7 West New Westminster District Plan 58349

and

P.I.D. 004-536-339

Lot 712 Section 36 Block 4 North Range 7 West New Westminster District Plan 58349

and

P.I.D. 001-897-004

Lot 711 Section 36 Block 4 North Range 7 West New Westminster District Plan 58349

and

P.I.D. 003-881-261

Lot 211 Except: Part Subdivided by Plan 58349, Section 36 Block 4 North Range 7 West New Westminster District Plan 48291

and

P.I.D. 004-323-653

Lot 710 Section 36 Block 4 North Range 7 West New Westminster District Plan 58349

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10088**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <i>E.L.</i>
APPROVED by Director or Solicitor <i>[Signature]</i>

MAYOR

CORPORATE OFFICER




To: Planning Committee
From: Wayne Craig
Director of Development

Date: September 4, 2019
File: RZ 18-839945


Re: Application by Konic Development Ltd. for Rezoning at 4571, 4591, and 4611/4631 Steveston Highway from "Single Detached (RS1/E)" and "Two-Unit Dwellings (RD1)" to "Low Density Townhouses (RTL4)"

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10081, for the rezoning of 4571, 4591, and 4611/4631 Steveston Highway from "Single Detached (RS1/E)" and "Two-Unit Dwellings (RD1)" to "Low Density Townhouses (RTL4)," be introduced and given first reading.


Wayne Craig
Director of Development

WC:jr
Att. 6

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	

Staff Report

Origin

Konic Development Ltd. has applied to the City of Richmond for permission to rezone 4571, 4591, and 4611/4631 Steveston Highway from the “Single Detached (RS1/E)” and “Two-Unit Dwellings (RD1)” zones to the “Low Density Townhouses (RTL4)” zone, in order to develop 16 townhouse units and one secondary suite with vehicle access from Steveston Highway. A location map and an aerial photo are provided in Attachment 1.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is provided in Attachment 2.

Subject Site Existing Housing Profile

The subject site contains two single family dwellings and one duplex, all of which would be demolished. The applicant has indicated that all four dwellings were previously owner-occupied.

Surrounding Development

Development immediately surrounding the subject site is generally as follows:

- To the North: single family dwellings fronting Bonavista Drive on lots zoned “Single-Detached (RS1/B).”
- To the South, across Steveston Highway: single family dwellings on lots zoned “Single-Detached (RS1/B).”
- To the East: a single family dwelling on a lot zoned “Single Detached (RS1/E).”
- To the West: a single family dwelling on a lot zoned “Single Detached (RS1/E).”

Related Policies & Studies

Official Community Plan/Steveston Area Plan

The subject site is located in the Steveston planning area, and has an Official Community Plan (OCP) designation of “Neighbourhood Residential.” The land use designation in the Steveston Area Plan is “Multiple Family” (Attachment 3). The proposed rezoning is consistent with these designations.

Arterial Road Policy

The subject site is located on an arterial road identified in the Arterial Road Land Use Policy, and has a land use designation of “Arterial Road Townhouses.” The proposed rezoning is consistent with this designation.

The proposed development involves three properties with a total frontage of 61.89 m on Steveston Highway, which is consistent with the minimum 50 m frontage suggested for major arterial roads in the Arterial Road Land Use Policy. Future lot consolidation to the east of the subject site would fall short of this minimum, at 48.47 m, however this should not be a barrier to future redevelopment.

Prior to final adoption of the rezoning bylaw, the applicant is required to grant a Statutory Right-of-Way for Public Rights-of-Passage across the entire drive aisle, which would allow future developments to the east and west the option to share the driveway access to Steveston Highway.

Affordable Housing Strategy

As per the City's Affordable Housing Strategy, townhouse rezoning applications are required to provide a cash-in-lieu contribution of \$8.50 per buildable square foot towards the City's Affordable Housing Reserve Fund. The applicant proposes to make a cash-in-lieu contribution of \$164,798, which is consistent with the Affordable Housing Strategy.

Public Art Program Policy

The applicant will be participating in the City's Public Art Program by making a voluntary contribution to the City's Public Art Reserve fund for City-wide projects on City lands. Since this rezoning was received in 2018, the applicable rate for the contribution is \$0.85 per buildable square foot; for a total contribution in the amount of \$16,480. This voluntary contribution is required to be submitted to the City prior to final adoption of the rezoning bylaw.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Consultation

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant 1st reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

Built Form and Architectural Character

The applicant proposes nine three-storey townhouse units and seven two-storey townhouse units arranged on an L-shaped central drive aisle. Conceptual development plans are included in Attachment 4.

The proposed site layout consists of:

- two three-storey buildings, containing nine three-storey units and one two-storey unit, for a total of ten units, fronting Steveston Highway; and
- three two-storey buildings, containing a total of six units, along the north end of the site.

The two proposed buildings fronting Steveston Highway each contain five units. Secondary eaves break up the vertical massing on the first and second storeys, and projecting gable ends highlighting the unit entries. Roof gables framing the upper storey windows and decorative elements portray a strong traditional residential character. A secondary suite is proposed to be located in Unit 102.

The three proposed buildings at the rear of the site each contain two two-storey townhouse units in order to present a gradual transition to the adjacent single family neighbourhood. These buildings include similar architectural details as those on Steveston Highway, including secondary eaves above the first storey and use of gable ends to frame upper storey windows. Unit 111 is proposed to be a convertible unit. The provision of a second convertible unit will be included in the Development Permit review process.

Further refinement of the site plan, architectural character, and accessibility features will occur through the Development Permit process.

Variance Requested

The proposed development is generally in compliance with the “Low Density Townhouses (RTL4)” zone in Richmond Zoning Bylaw 8500, with the exception of a variance to decrease the front yard setback from 6.0 m to 4.92 m. The building face would be approximately 8.72 m from back of curb.

Staff is supportive of this variance as the shift in building massing towards Steveston Highway is a direct result of providing a 6.0 m rear yard setback to the adjacent single family properties. In addition to providing a sensitive interface with the adjacent properties, the deeper setback allows for an existing row of off-site trees to be retained.

Amenity Space

The applicant is proposing a cash contribution in-lieu of providing the required indoor amenity space on site, at the applicable rate established in the OCP (i.e. \$1,600/unit for applications received prior to February 28, 2019). The total cash contribution for this 16-unit townhouse development is \$25,600.

A common outdoor amenity space is proposed at the northwest end of the site, directly across from the entry drive aisle. The size and dimensions of the proposed outdoor amenity space are consistent with the OCP. The proposal includes landscaping, seating, and a large play structure suitable for children. Further refinement of the common outdoor amenity space will occur through the Development Permit process.

Transportation and Site Access

Vehicle access is proposed from Steveston Highway, via a driveway located at the western edge of the subject site. The driveway crossing will be designed to restrict vehicle movements to a “right in, right out” turning pattern. The applicant is required to register a statutory right-of-way across the entire drive aisle in order to accommodate access to future developments to the east and west of the subject site.

Two parking spaces are provided for each unit consistent with the Zoning Bylaw. Seven of the sixteen units have parking in a tandem arrangement. The applicant is required to register a legal agreement on Title ensuring that the areas used for tandem parking are not converted to habitable space.

The applicant has agreed to provide a \$5,700 cash-in-lieu contribution for upgrades to the existing special crosswalk at the Steveston Highway and Bonavista Gate intersection. Upgrades will include LED street light luminaire, intersection lighting, and Audio Pedestrian Signals.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist’s Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses four bylaw-sized trees on the subject property, six trees on a neighbouring property, and two street trees on City property.

The City’s Tree Preservation Coordinator has reviewed the Arborist’s Report and supports the Arborist’s findings, with the following comments:

- Four trees (Tag # 927, 928, 929, and 930) located on the development site have either been historically topped, or exhibit structural defects such as cavities at the main branch union and co-dominant stems with inclusions. As a result these trees are in poor condition and are not good candidate for retention. Remove and replace.
- One Cedar windrow (Tag # N01) comprised of six trees located on an adjacent property to the north of the development site is to be retained and protected. Provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Parks staff have reviewed the Arborist’s Report and support the Arborist’s finding, with the following comments:

- One Black locust tree (Tag # C01) and one Western red cedar tree (Tag # C02) are in poor condition and have been topped to accommodate the overhead hydro lines. Removal is recommended. Replacement boulevard trees to be planted through the Servicing Agreement for frontage works.
- In addition to new trees planted through the Servicing Agreement, the developer is required to contribute \$2,600 to the City’s Tree Compensation Fund for the removal of these two trees.

Tree Protection

Six trees (Tag # N01) on a neighbouring property are to be retained and protected. In addition, a Cedar hedge located on a neighbouring property to the west of the subject site will be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development (Attachment 5). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Tree Replacement

The applicant wishes to remove four on-site trees (Trees # 927-930). The 2:1 replacement ratio would require a total of eight replacement trees. The applicant has proposed to plant 21 trees on the development site. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
6	11 cm	5.5 m
2	10 cm	6 m

In addition to the replacement trees planted on-site, the applicant will contribute \$2,600 to the City's Tree Compensation Fund for the two City-owned trees being removed.

BC Energy Step Code

On July 26, 2018, Council adopted BC Energy Step Code requirements for all new residential developments. The proposed development consists of townhouses that staff anticipates would be designed and built in accordance with Part 9 of the BC Building Code. As such, this development would be expected to achieve Step 3 of the Energy Step Code for Part 9 construction (Climate Zone 4).

Existing Legal Encumbrances

There are two restrictive covenants registered on Title of 4611/4631 Steveston Highway. One covenant (RD85670) reserves a portion of the property for future lane construction by the City. This covenant was secured as a condition of the development of several properties in 1979, and it was the intent at the time for a rear lane to be established from Ransford Gate and Bonavista Gate. However, the land use designation was revised on December 19, 2016, to allow Arterial Road Townhouses with vehicle access from Steveston Highway. As the City is no longer pursuing a rear lane in this location the covenant should be discharged prior to adoption of the rezoning bylaw.

The second covenant (BF506485) restricts the property to a two-unit dwelling only. This covenant must be discharged prior to adoption of the rezoning bylaw.

In addition, there are several statutory rights-of-ways (SRW) for utilities registered on the Titles of each property. These SRWs will not be impacted by the proposed rezoning, and the applicant is aware that encroachment into the SRW areas is not permitted.

Site Servicing and Frontage Improvements

The applicant is required to enter into a Servicing Agreement at Building Permit stage for the design and construction of the required site servicing and frontage improvements, as described in Attachment 6. Frontage improvements include, but may not be limited to, the following:

- Removal of existing sidewalk and replacement with a new 1.5 m concrete sidewalk at the property line and minimum 1.5 m wide landscaped boulevard with street trees behind the existing curb;
- Removal of the existing driveway crossings and replacement with the frontage works described above; and
- Construction of a new driveway crossing designed to provide “right in, right out” access to the site.

Development Permit Application

A Development Permit application is required to be processed to a satisfactory level prior to final adoption of the rezoning bylaw. Further refinements to architectural, landscape, and urban design will be completed as part of the Development Permit application review process, including, but not limited to, the following:

- Compliance with the Development Permit Guidelines for multi-family developments and arterial road townhouses in the OCP.
- Refinement of the proposed building form and architectural character to achieve an engaging streetscape along Steveston Highway.

- Review of the size and species of on-site trees to ensure bylaw compliance and to achieve a mix of coniferous and deciduous species.
- Design of the common outdoor amenity space, including choice of play equipment and other features to ensure a safe and vibrant environment for children's play and social interaction.
- Review of accessibility features, including aging-in-place features in all units, and the provision of two convertible units.
- Review of a sustainability strategy for the development proposal, including steps to achieve Step 3 of the Energy Step Code for Part 9 construction (Climate Zone 4).

Financial Impact

This rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals).

Conclusion

The purpose of this application is to rezone 4571, 4591, and 4611/4631 Steveston Highway from the "Single Detached (RS1/E)" and "Two-Unit Dwellings (RD1)" zones to the "Low Density Townhouses (RTL4)" zone, in order to develop 16 townhouse units and one secondary suite with vehicle access from Steveston Highway.

The rezoning application complies with the land use designations and applicable policies contained within the OCP for the subject site. Further review of the project design will be completed as part of the Development Permit application review process.

The list of rezoning considerations is included in Attachment 6, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10081 be introduced and given first reading.



Jordan Rockerbie
Planning Technician – Design
(604-276-4092)

JR:rg

Attachment 1: Location Map and Aerial Photo
Attachment 2: Development Application Data Sheet
Attachment 3: Steveston Area Plan Land Use Map

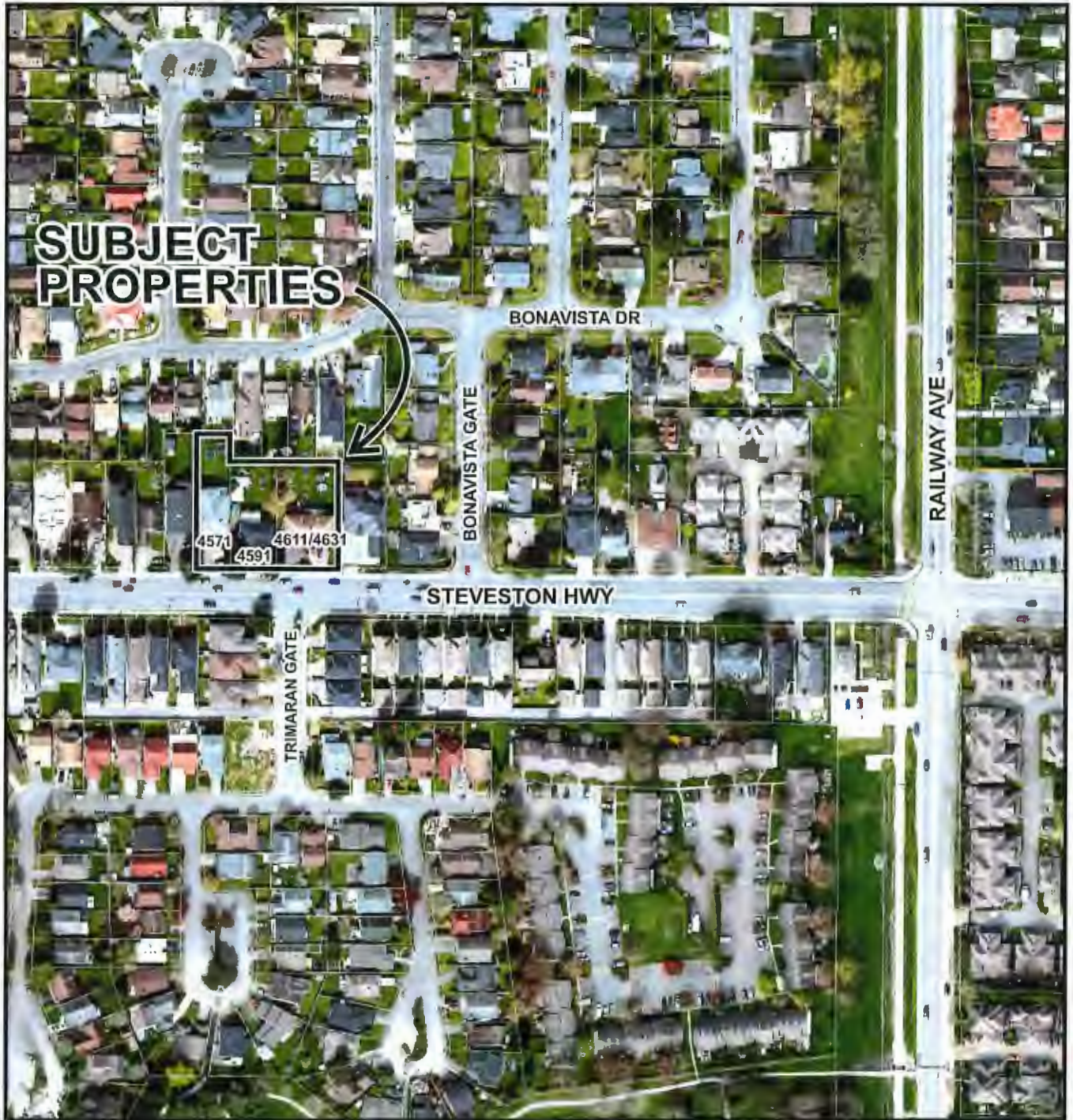
Attachment 4: Conceptual Development Plans

Attachment 5: Tree Management Plan

Attachment 6: Rezoning Considerations



City of Richmond



RZ 18-839945

Original Date: 11/21/18

Revision Date:

Note: Dimensions are in METRES

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RZ 18-839945

Attachment 2

Address: 4571, 4591, and 4611/4631 Steveston Highway

Applicant: Konic Development Ltd.

Planning Area(s): Steveston

	Existing	Proposed
Owner:	Luxor Homes & Developments, Ltd. 0780012 BC Ltd. 2517294 Ontario Inc. Gurpreet Mann Narinder Mann	To be determined
Site Size (m²):	3,002 m ²	No change
Land Uses:	Single-family and duplex dwellings	Townhouse dwellings
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Multiple-Family	No change
Zoning:	Single Detached (RS1/E) Two-Unit Dwellings (RD1)	Low Density Townhouses (RTL4)
Number of Units:	2 single-family dwellings 1 duplex dwelling	16 townhouse dwellings 1 secondary suite
Other Designations:	Arterial Road Townhouses	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60 FAR	0.60 FAR	none permitted
Buildable Floor Area (m ²):*	Max. 1,801 m ² (19,388 ft ²)	1,799 m ² (19,373 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 40% Non-porous Surfaces: Max. 65% Live Landscaping: Min. 25%	Building: Max. 40% Non-porous Surfaces: Max. 65% Live Landscaping: Min. 25%	none
Lot Size:	N/A	3,000 m ²	none
Lot Dimensions (m):	Width: 50.0 m Depth: 35.0 m	Width: 61.89 m Depth: 45.70 m	none
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 3.0 m Side: Min. 3.0 m	Front: 4.9 m Rear: 6.01 m Side (West): 7.05 m Side (East): 3.05 m	Vary front yard setback
Height (m):	12.0 m	11.97 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.25 (V) per unit	none
Off-street Parking Spaces – Total:	36 (up to 50% small car)	36 (8 small car)	none
Tandem Parking Spaces:	Permitted – Maximum of 50% of required spaces	14, i.e. 38%	none
Amenity Space – Indoor:	Min. 50 m ² or cash-in-lieu	Cash-in-lieu (\$25,600)	none
Amenity Space – Outdoor:	Min. 96 m ²	198.5 m ²	none

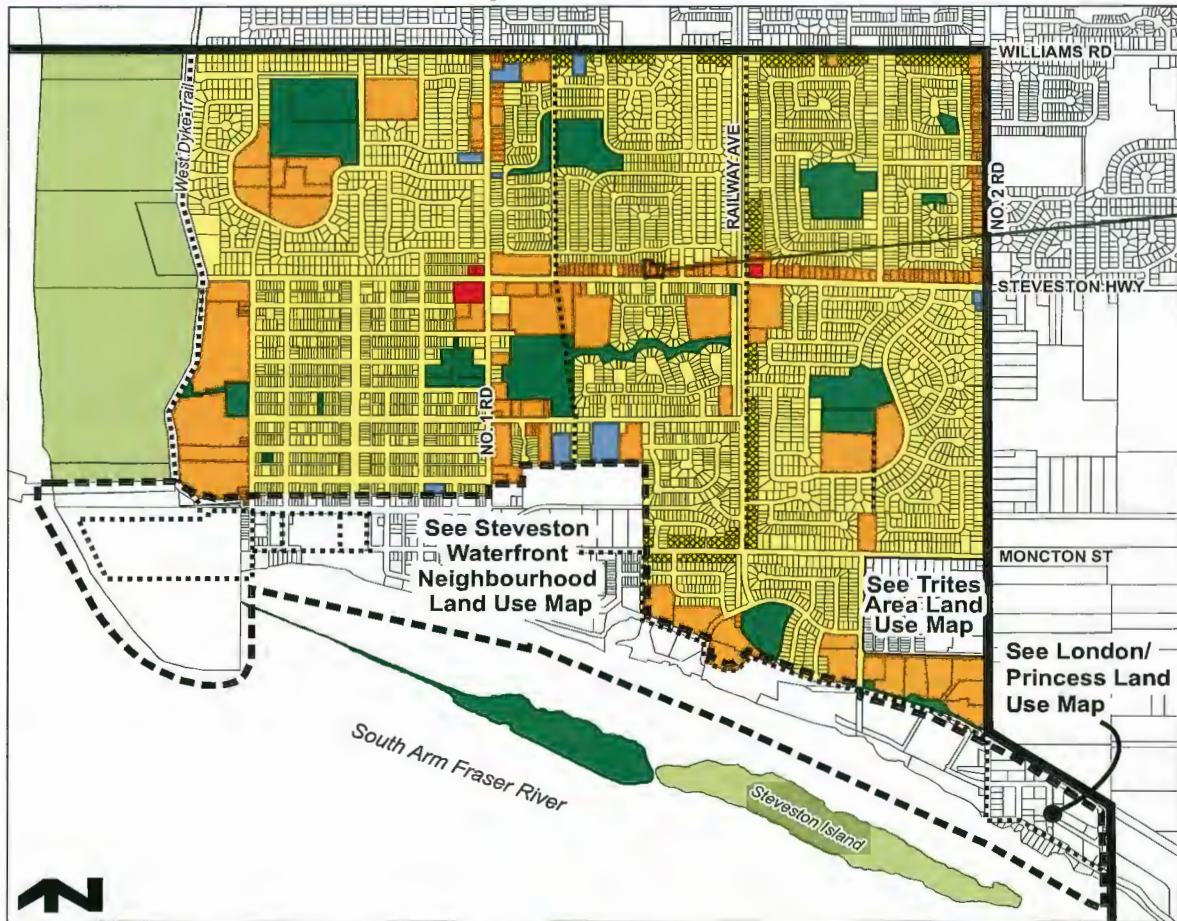
Other: Tree replacement compensation required for loss of significant trees.

* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.

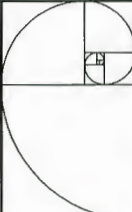
City of Richmond

Steveston Area Land Use Map

Bylaw 9604
2016/12/19



	Single-Family		Institutional
	Single-Detached/Duplex/Triplex		Conservation Area
	Multiple-Family		Trail
	Commercial		Steveston Area Boundary
	Public Open Space		Steveston Waterfront Neighbourhood Boundary



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2	08/16/19	JK	ISSUED FOR REZONING RESUBMISSION
3	08/16/19	JK	ISSUED FOR REZONING RESUBMISSION
4	08/16/19	JK	ISSUED FOR REZONING RESUBMISSION
5	08/16/19	JK	ISSUED FOR REZONING RESUBMISSION
6	08/16/19	JK	ISSUED FOR REZONING RESUBMISSION
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10	08/16/19	JK	ISSUED FOR REZONING RESUBMISSION

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 (2019-08-16)

STEVENSON HWY TOWNHOUSE
 DEVELOPMENT FOR

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COLOR RENDERING

Project No. #8217
 Drawing No. 001
 Scale N.T.S.
 Sheet 1 of 1

A.0.1



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3				
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Client: STEVESTON HWY TOWNHOUSE DEVELOPMENT FOR

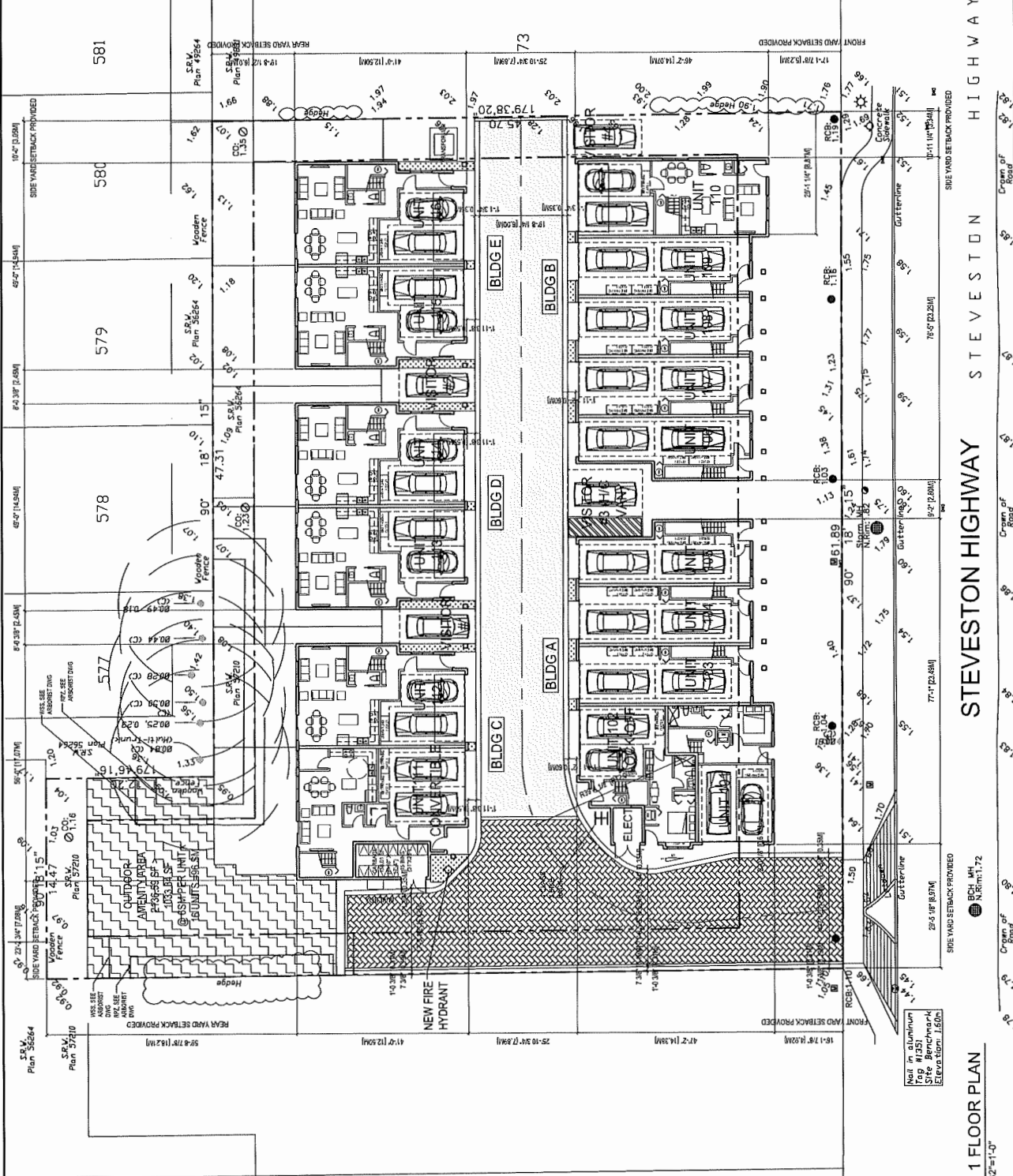
Architect: **IMPERIAL ARCHITECTURE**
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 RICHMOND, VA 23224

Project No: #8217
 Sheet: A 1.1

STEVESTON HIGHWAY STEVESTON HIGHWAY

Scale: 3/32"=1'-0"

1 SITE / LEVEL 1 FLOOR PLAN



REAR YARD SETBACK PROVIDED
 SIDE YARD SETBACK PROVIDED
 FRONT YARD SETBACK PROVIDED

REAR YARD SETBACK PROVIDED
 SIDE YARD SETBACK PROVIDED
 FRONT YARD SETBACK PROVIDED

NEW FIRE HYDRANT

REAR YARD SETBACK PROVIDED
 SIDE YARD SETBACK PROVIDED
 FRONT YARD SETBACK PROVIDED

REAR YARD SETBACK PROVIDED
 SIDE YARD SETBACK PROVIDED
 FRONT YARD SETBACK PROVIDED

REAR YARD SETBACK PROVIDED
 SIDE YARD SETBACK PROVIDED
 FRONT YARD SETBACK PROVIDED

Scale: 3/32"=1'-0"

1 SITE / LEVEL 1 FLOOR PLAN

A 1.1

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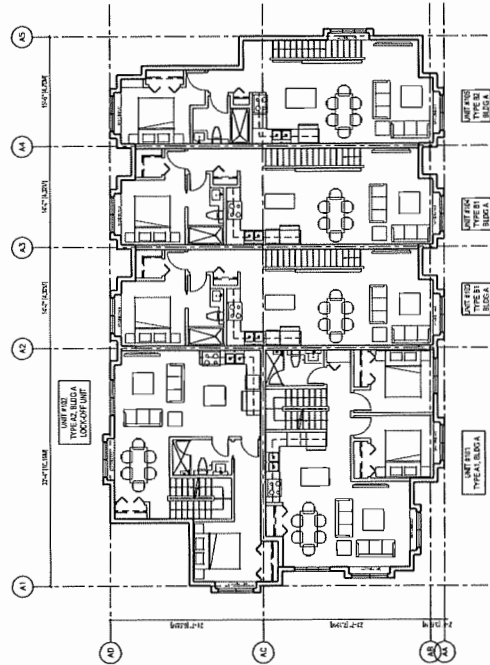
Discussions
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3	2019-08-16	REVISED PER COMMENTS			
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Client: STEVESTON HWY TOWNHOUSE DEVELOPMENT FOR
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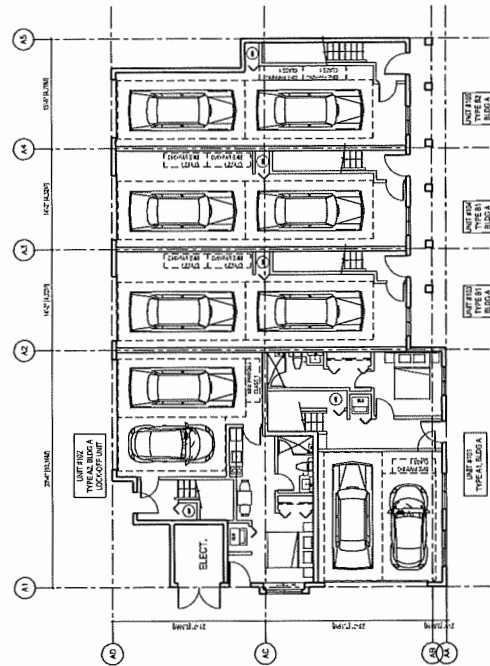
Project: BUILDING A FLOOR PLANS
 Scale: 1/8"=1'-0"
 Sheet: A2.1



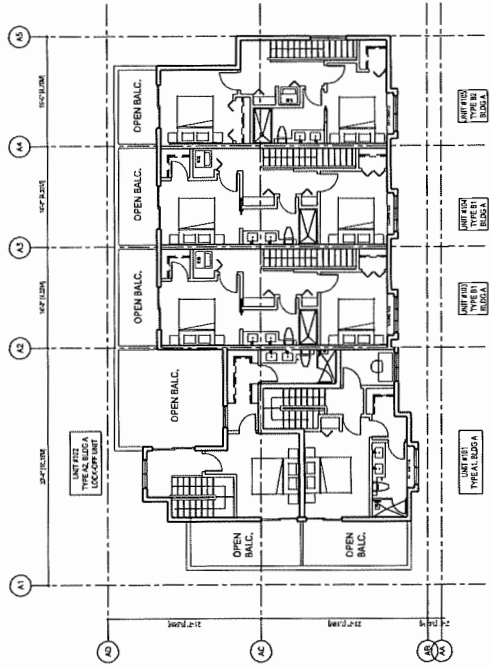
2 BUILDING A LEVEL 2 FLOOR PLAN
 SCALE 1/8"=1'-0"
 A2.1

GENERAL NOTES:

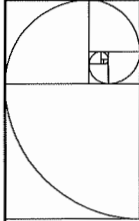
- AGING IN PLACE FEATURES SUCH AS "STAIRWELL HANDRAILS, SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILET, BATHUB AND SHOWER" AND "LEVER-TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES" WILL BE PROVIDED IN ALL UNITS.
- UNIT 111 (TYPE C1) IS THE CONVERTIBLE UNIT.
- UNIT 102 (TYPE A2) IS THE LOCK-OFF UNIT.
- THE PROJECT WILL PROVIDE AIR SOURCE HEAT PUMP A/C UNIT WITH AIR MECHANICAL VENTILATION SYSTEM TO ACHIEVE STEP CODE REQUIREMENTS. FOLLOWING SUSTAINABLE FEATURES WILL ALSO BE PROVIDED IN THE PROJECT:
 (A); SOLAR HOT WATER READY REQUIREMENT
 (B); ENERGY STAR APPLIANCES AND LIGHT BULBS
 (C); LOW E DOUBLE GLAZING WINDOWS
 (D); POWER OUTLET IN PRIVATE GARAGE FOR CHARGING ELECTRIC CARS
- THE MECHANICAL HEATING AND COOLING SYSTEM (AIR SOURCE HEAT PUMP SYSTEM) TO COMPLY WITH RELATIVE REQUIREMENTS IN BCBC 2018 AND ASHRAE 55 REGARDING THE STANDARDS OF THERMAL COMFORT.
- AN AUTOMATED IRRIGATION SYSTEM FOR FUTURE ON-GOING MAINTENANCE WILL BE INSTALLED. SEE LANDSCAPE



1 BUILDING A LEVEL 1 FLOOR PLAN
 SCALE 1/8"=1'-0"
 A2.1



3 BUILDING A LEVEL 3 FLOOR PLAN
 SCALE 1/8"=1'-0"
 A2.1



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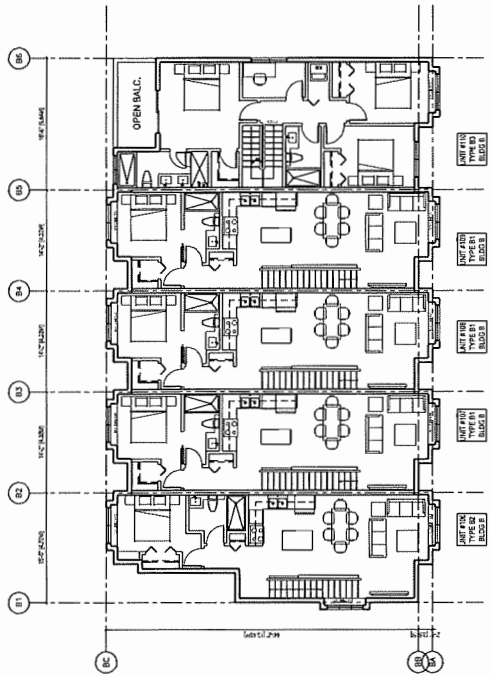
NO.	REVISION	DATE	BY	CHK
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OWNER: STYVESTON HWY TOWNHOUSE DEVELOPMENT FOR
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BUILDING B FLOOR PLANS
 Project No. #8217
 Scale 1/8"=1'-0"
 Sheet 1 of 2

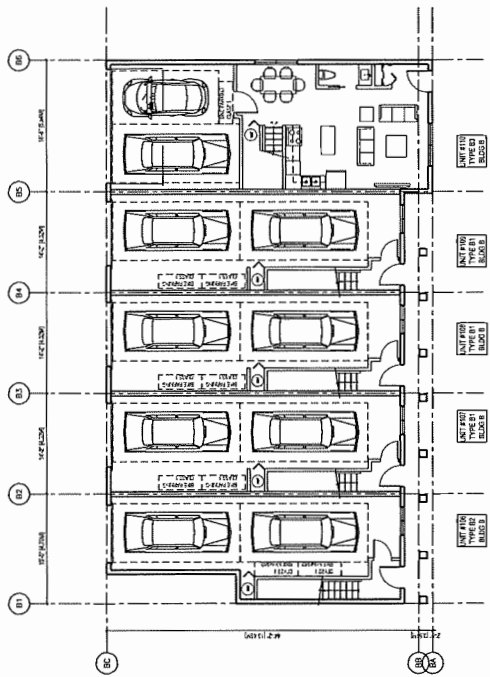
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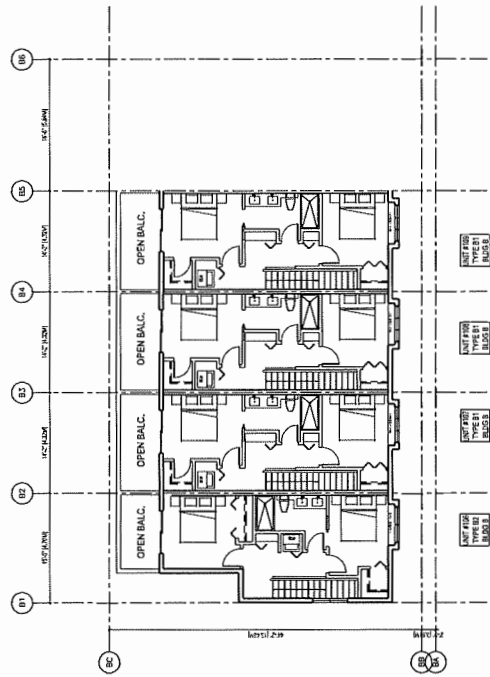
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 SCALE 1/8"=1'-0"
 A2.2

GENERAL NOTES:

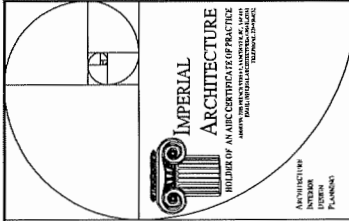
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 (A): SOLAR HOT WATER READY REQUIREMENT
 (B): ENERGY STAR APPLIANCES AND LIGHT BULBS
 (C): LOW E DOUBLE GLAZING WINDOWS
 (D): POWER OUTLET IN PRIVATE GARAGE FOR CHARGING ELECTRIC CARS
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- AN AUTOMATED IRRIGATION SYSTEM FOR FUTURE ON-GOING MAINTENANCE WILL BE INSTALLED. SEE LANDSCAPE



1 BUILDING B LEVEL 1 FLOOR PLAN
 SCALE 1/8"=1'-0"
 A2.2



3 BUILDING B LEVEL 3 FLOOR PLAN
 SCALE 1/8"=1'-0"
 A2.2



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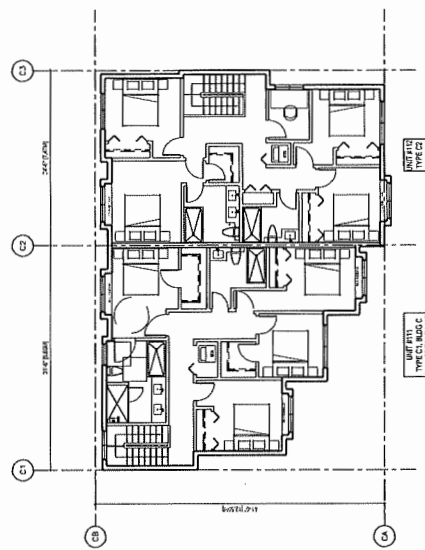
BUILDING C, D, E FLOOR PLANS

Project No. #8217
 Scale 1/8"=1'-0"
 Sheet A 2.3 of 4
 P/10/18

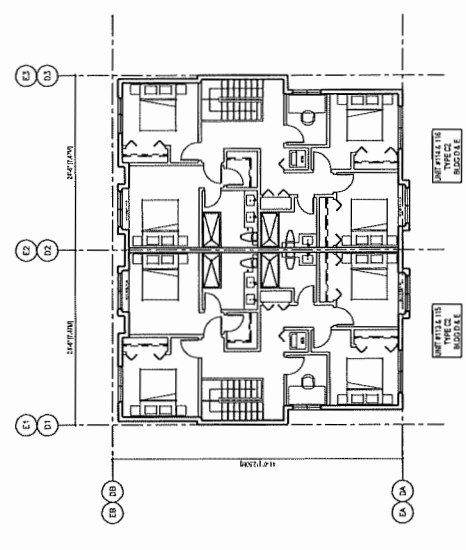


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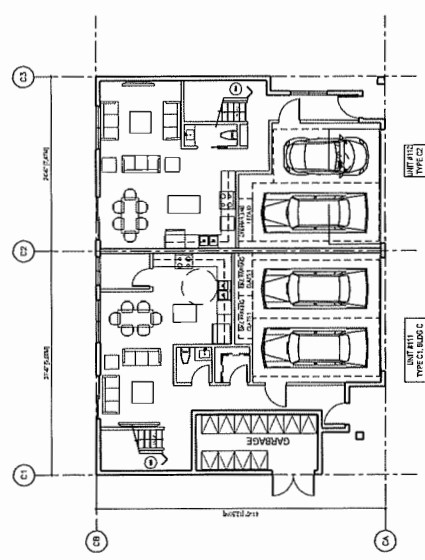
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 (C) LOW E DOUBLE GLAZING WINDOWS
 (D) POWER OUTLET IN PRIVATE GARAGE FOR CHARGING ELECTRIC CARS
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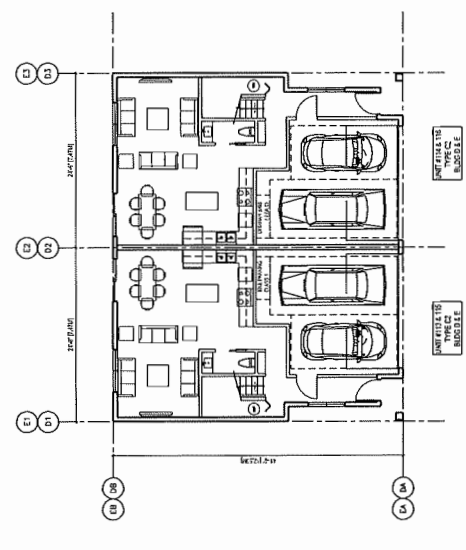
2. BUILDING C LEVEL 2 FLOOR PLAN
 SCALE 1/8"=1'-0"
 A2.3



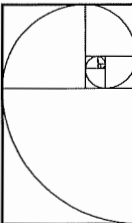
4. BUILDING D & E LEVEL 2 FLOOR PLAN
 SCALE 1/8"=1'-0"
 A2.3



1. BUILDING C LEVEL 1 FLOOR PLAN
 SCALE 1/8"=1'-0"
 A2.3



3. BUILDING D & E LEVEL 1 FLOOR PLAN
 SCALE 1/8"=1'-0"
 A2.3



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Drawings
 1. General Notes
 2. Foundation
 3. Floor Slab
 4. Wall
 5. Roof
 6. Window
 7. Door
 8. Stair
 9. Elevation
 10. Section
 11. Detail
 12. Site Plan
 13. Landscape
 14. Mechanical
 15. Electrical
 16. Plumbing
 17. Fire Protection
 18. Other

NO.	DATE	DESCRIPTION
1	2019-08-16	ISSUED FOR REZONING RESUBMISSION (2019-08-16)
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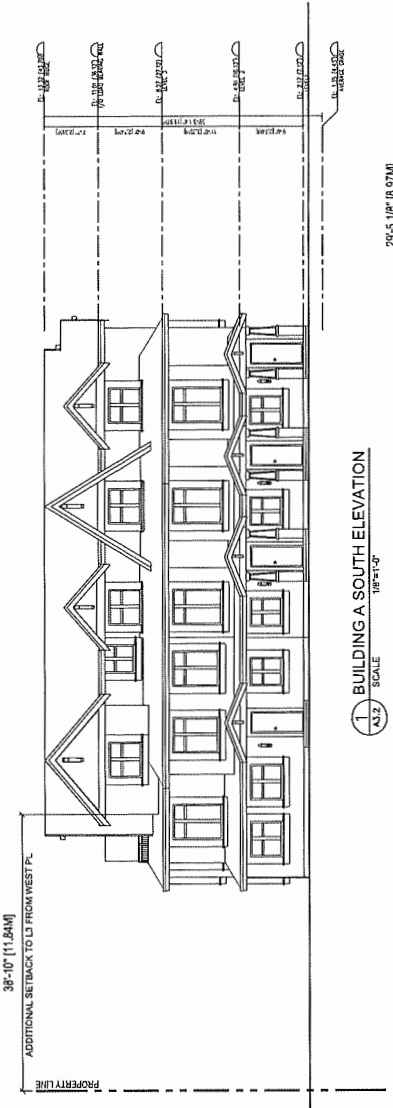
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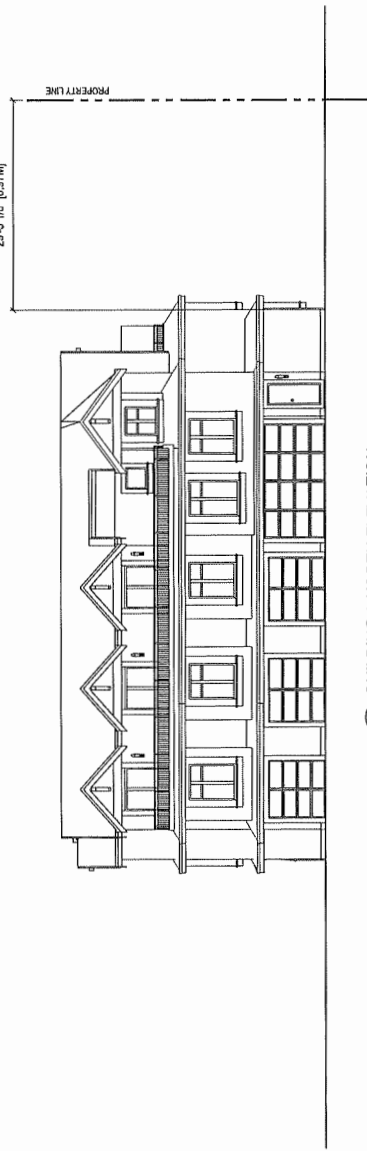
PROJECT NO. #8217
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A3.2

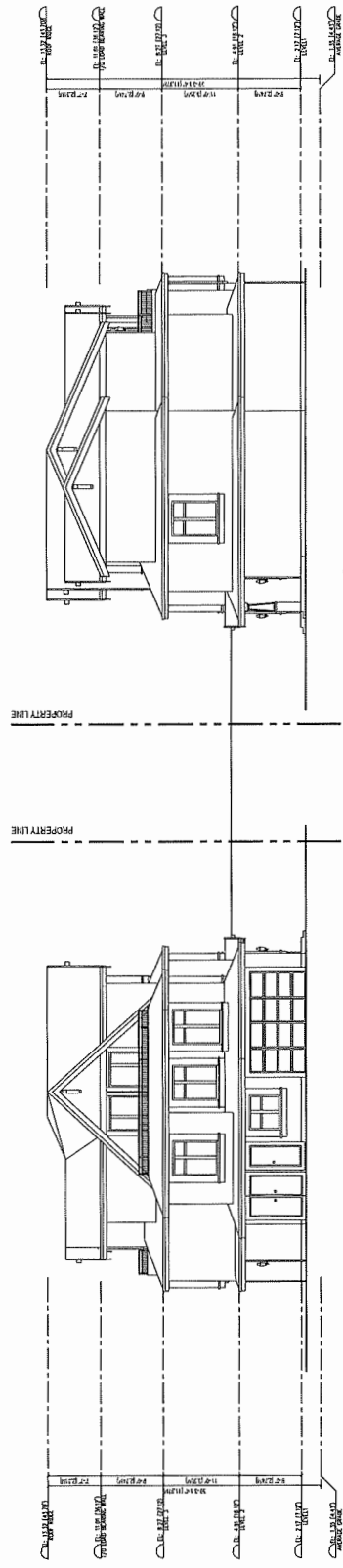


1 BUILDING A SOUTH ELEVATION
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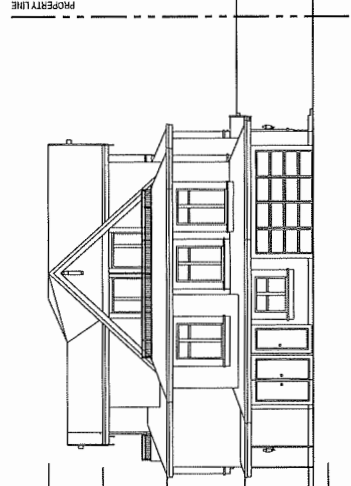
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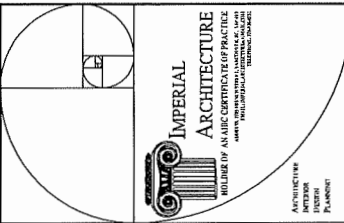
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 SCALE 1/8"=1'-0"



4 BUILDING A EAST ELEVATION
 SCALE 1/8"=1'-0"



3 BUILDING A WEST ELEVATION
 SCALE 1/8"=1'-0"



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4	08/16/19	ISSUED FOR REZONING RESUBMISSION	MM	MM

ISSUED FOR REZONING
 RESUBMISSION
 (2019-08-16)

CLASSIFICATION
 STEVENSON HWY TOWNHOUSE
 DEVELOPMENT FOR

MCNIE
 4571.4008 S. 44th STEVENSON HWY.
 RICHMOND, VA 23294-5045

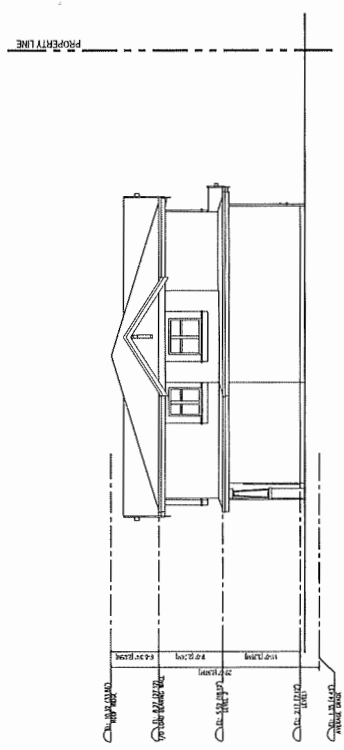
TITLE
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PROJECT NO.
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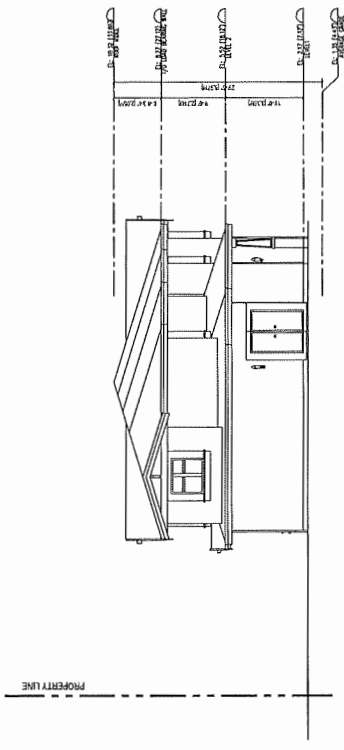
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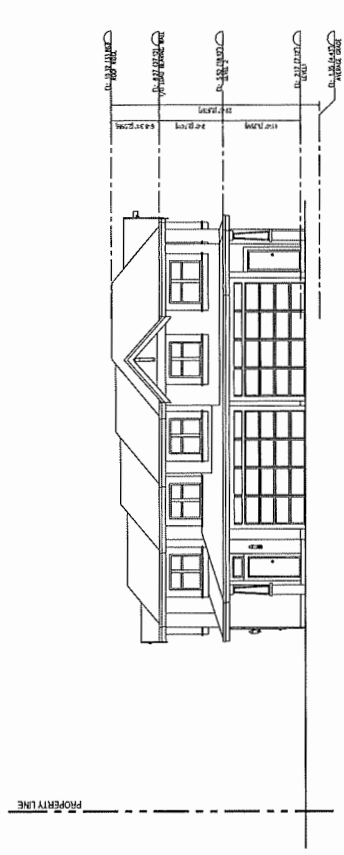
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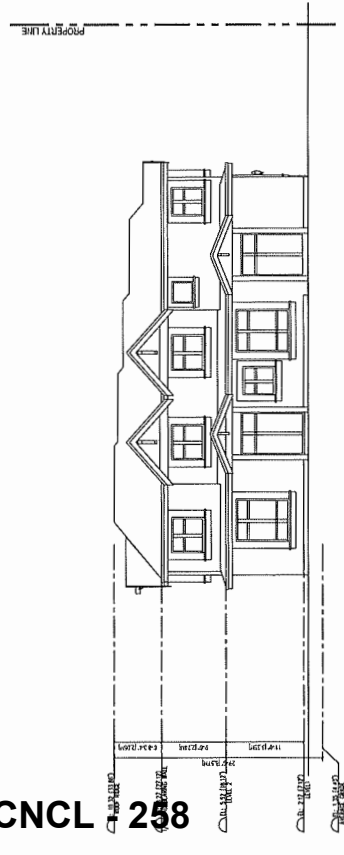
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4 BUILDING C WEST ELEVATION
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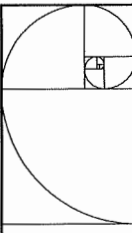


1 BUILDING C SOUTH ELEVATION
 SCALE 1/8"=1'-0"



2 BUILDING C NORTH ELEVATION
 SCALE 1/8"=1'-0"

CNCL 258



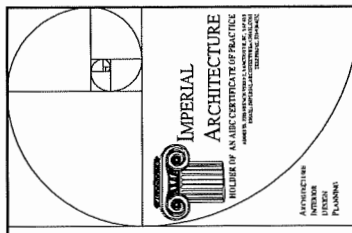
IMPERIAL ARCHITECTURE
 A DIVISION OF AN ARCHITECTS OF PRACTICE
 4000 W. UNIVERSITY AVENUE, SUITE 100
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 (303) 733-8800
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Dimensions
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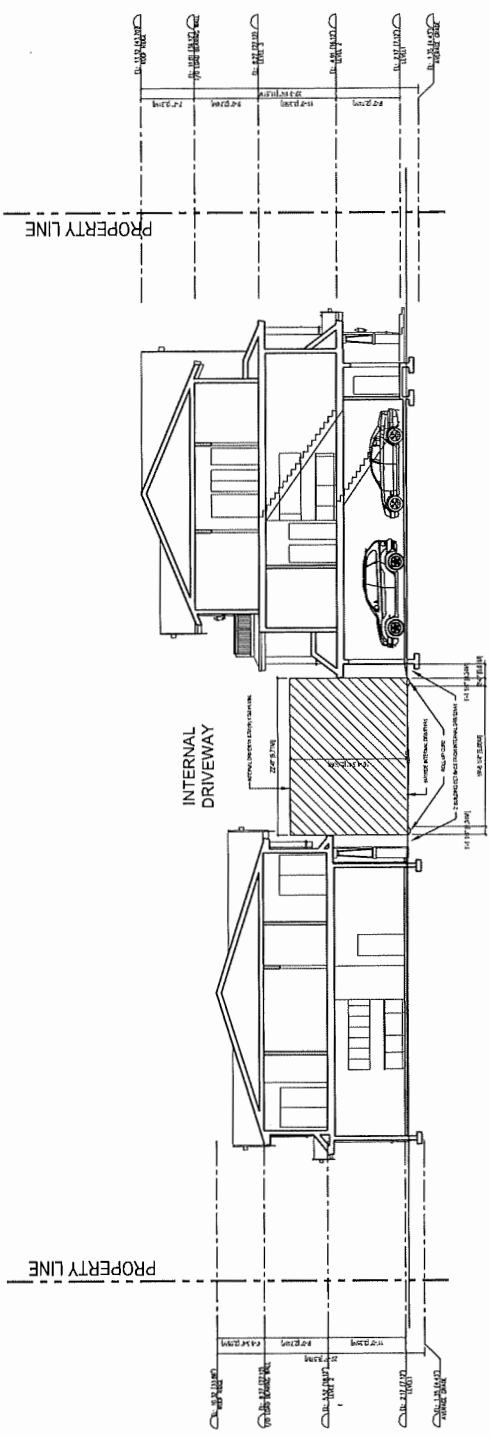
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ISSUED FOR REZONING RESUBMISSION
 (2019-08-16)

CLIENT: STEVENSON HWY. TOWNHOUSE DEVELOPMENT FOR
AKONIS
 401 S. 4th Street, Suite 100
 RICHMOND, VA 23220

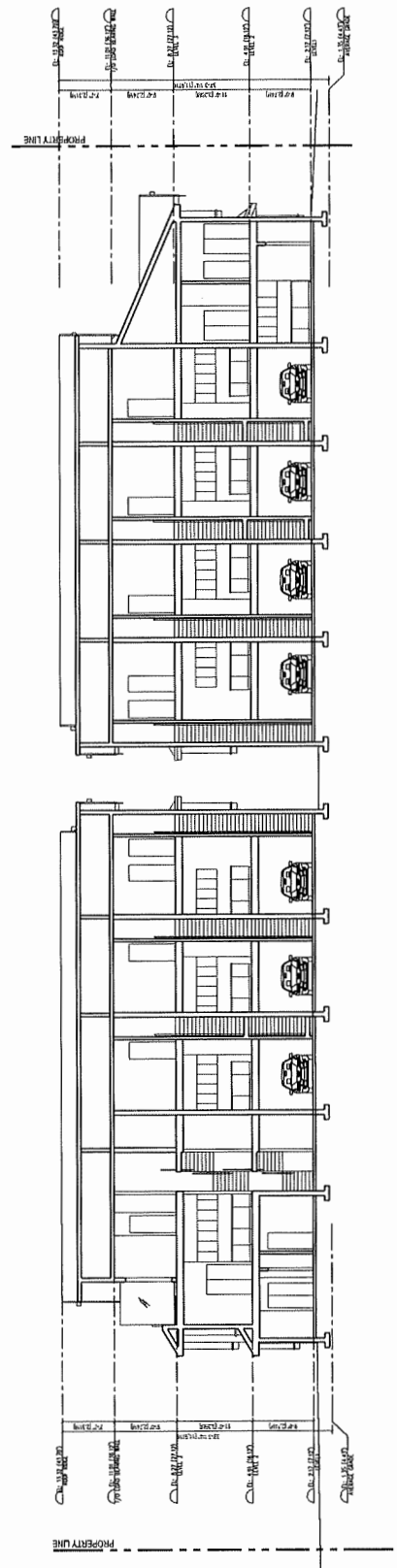
PROJECT: BUILDING SECTIONS

Scale: 1/8"=1'-0"
 Sheet: A4.1



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2 BUILDING B SECTION #1
 SCALE: 1/8"=1'-0"
 A4.1



3 BUILDING AE SECTION
 SCALE: 1/8"=1'-0"
 A4.1

4 BUILDING B SECTION #2
 SCALE: 1/8"=1'-0"
 A4.1

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pmg
LANDSCAPE ARCHITECTS
1000 Lakeside Drive
Birmingham, Alabama 35202
P: 205.254.0011 F: 205.254.0022

SCALE

NO.	DATE	REVISION DESCRIPTION	BY
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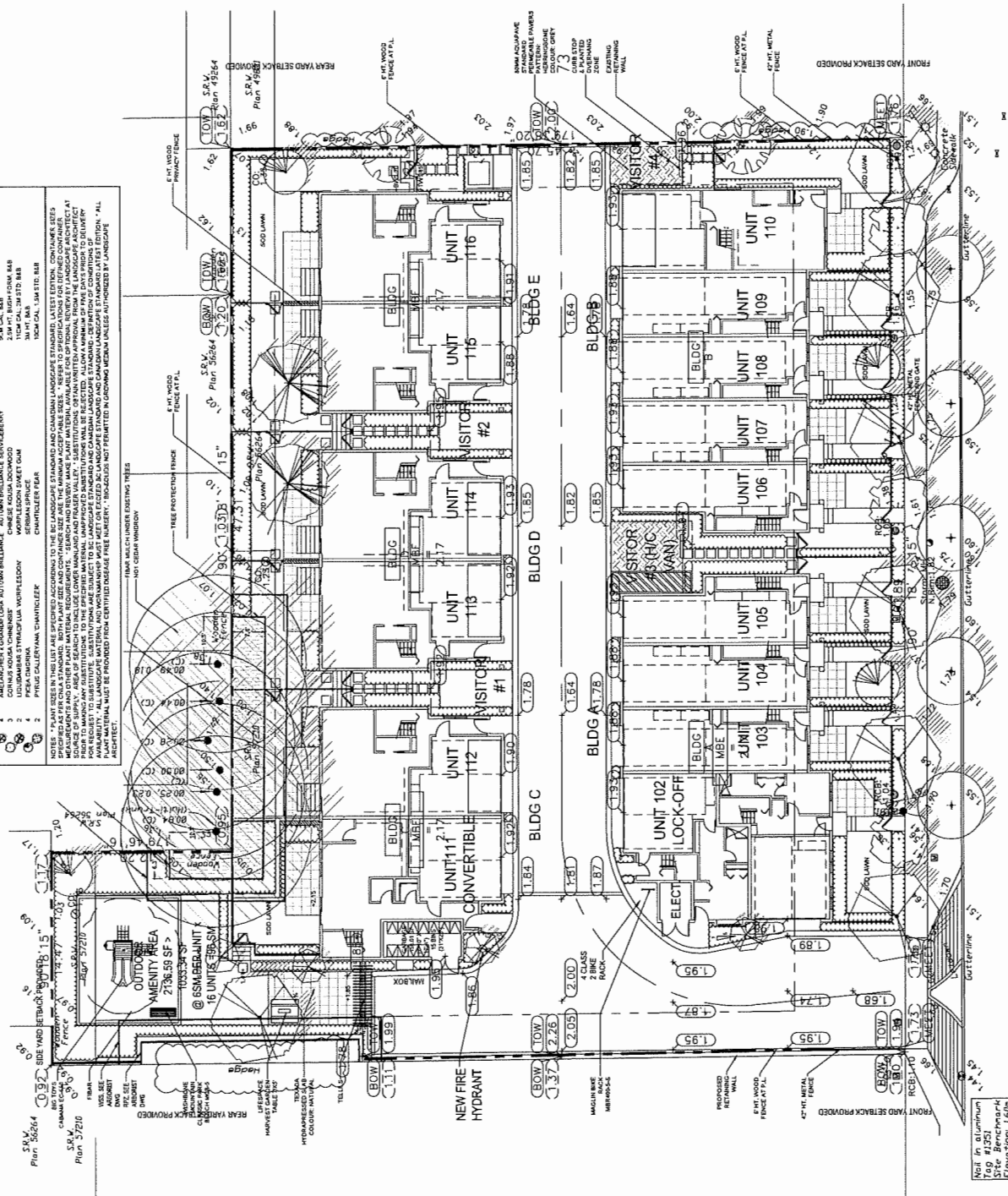
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16 UNIT TOWNHOUSE DEVELOPMENT
4631 STEVENSON HIGHWAY
RICHMOND

DRAWING TITLE
LANDSCAPE PLAN

DATE: 3/24/10 DRAWING NUMBER:
SCALE: 1/2"=1'-0" **L1**
DRAWN: JY
DESIGN: RJ
CHECKED: MKT
PROJECT NUMBER: 15-091



PLANT SCHEDULE	COMMON NAME	PLANTED SIZE / REMARKS
1	ACER BURBANK RED SUNSET	11/4" CAL. 7/8 STD. BAR
2	ACER BURBANK RED SUNSET	FOR CAL. BAR
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Note in aluminum
Tag #125
Excavation 1.60m

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ARCHITECTS
 14440 Dyer
 Burnaby, British Columbia, V5C 6G9
 P: 604.294.8011 T: 604.294.0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	BY
1	23.04.23	ISSUE FOR PERMIT	DL
2	23.04.23	ISSUE FOR PERMIT	DL
3	23.04.23	ISSUE FOR PERMIT	DL
4	23.04.23	ISSUE FOR PERMIT	DL
5	23.04.23	ISSUE FOR PERMIT	DL
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9	23.04.23	ISSUE FOR PERMIT	DL
10	23.04.23	ISSUE FOR PERMIT	DL

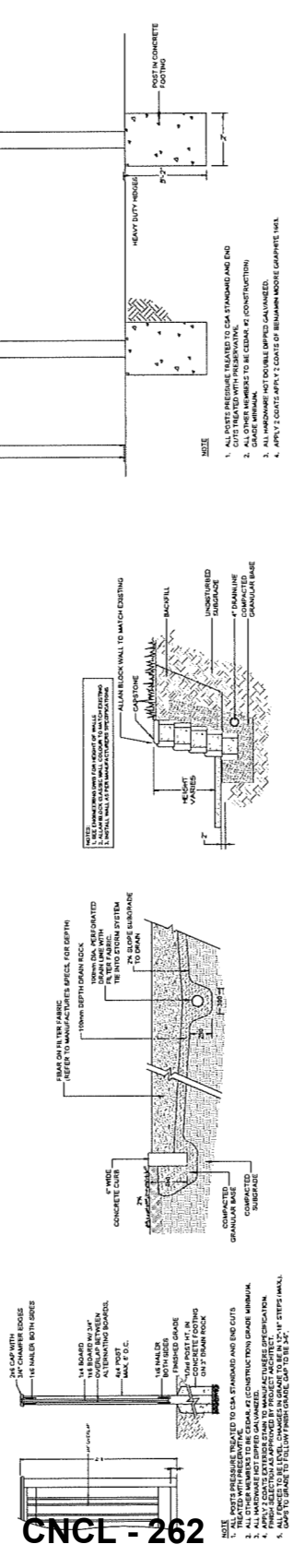
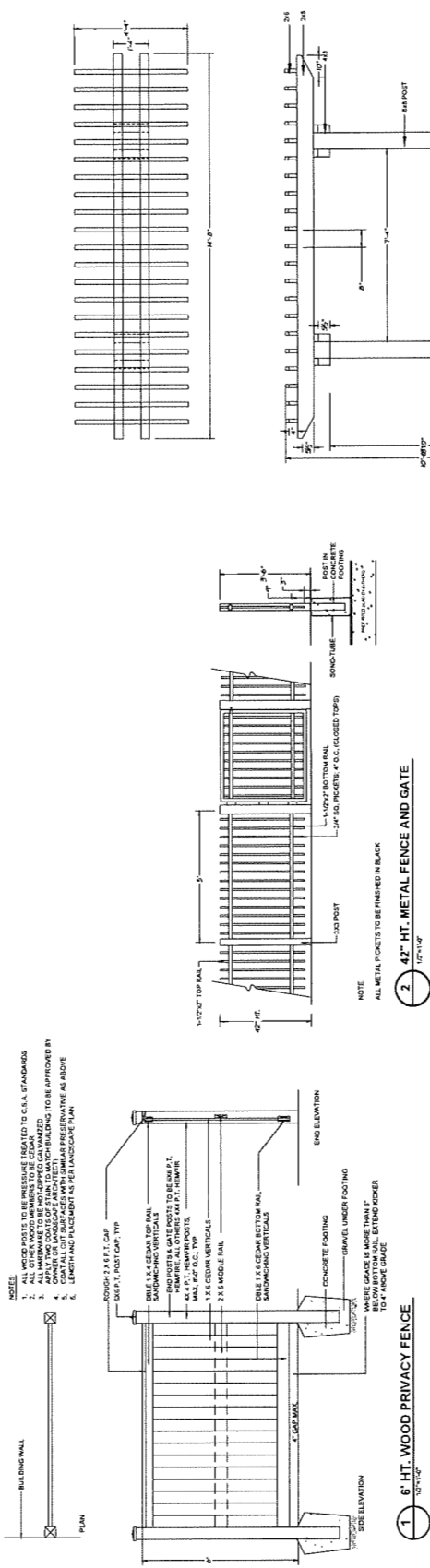
PROJECT:

16 UNIT TOWNHOUSE DEVELOPMENT
 4633 STEVENSON HIGHWAY
 RICHMOND

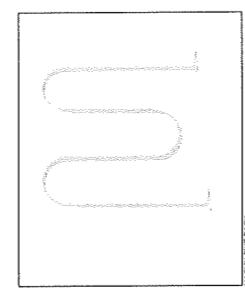
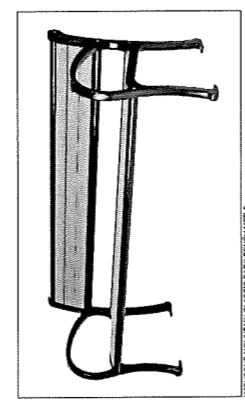
DRAWING TITLE:
LANDSCAPE DETAILS

DATE: 23 JUN 23 DRAWING NUMBER: **L2**
 SCALE: AS SHOWN DRAWN: N/ DESIGN: N/ CHECKED: N/ NO. OF SHEETS: 2 OF 2

P&G PROJECT NUMBER: 19-091



1 6' HT. WOOD PRIVACY FENCE 1/2"=1'-0"
2 42" HT. METAL FENCE AND GATE 1/2"=1'-0"
3 6' HEIGHT SOLID WOOD FENCE 1/2"=1'-0"
4 PLAYGROUND SAFETY SURFACE 1/2"=1'-0"
5 ALLAN BLOCK WALL 1/2"=1'-0"
6 TRELLIS 1/2"=1'-0"



WATKINS MOUNTAIN CLASSIC PARK BENCHES

WAGNER BENCH

CNCL - 262



Address: 4571, 4591, and 4611/4631 Steveston Highway

File No.: RZ 18-839945

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10081, the developer is required to complete the following:

1. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
2. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
3. Discharge of restrictive covenant RD85670, which reserves a portion of the property for future road construction.
4. Discharge of covenant BF506485, which restricts the property to a two-unit dwelling only.
5. City acceptance of the developer's offer to voluntarily contribute \$2,600 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
6. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
7. Registration of a flood indemnity covenant on title (Area A).
8. Registration of a statutory right-of-way (SRW), and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the entire area of the proposed driveway entry from Steveston Highway and the interior drive aisle, in favour of future residential development to the east and west. Language should be included in the SRW document that is City will not be responsible for maintenance or liability within the SRW area.
9. City acceptance of the developer's offer to voluntarily contribute \$0.85 per buildable square foot (e.g. \$16,480) to the City's public art fund.
10. Contribution of \$1,600 per dwelling unit (e.g. \$25,600) in-lieu of on-site indoor amenity space to go towards development of City facilities.
11. City acceptance of the developer's offer to voluntarily contribute \$8.50 per buildable square foot (e.g. \$164,798) to the City's affordable housing fund.
12. Registration of a legal agreement on Title prohibiting the conversion of the tandem parking area into habitable space.
13. Registration of a legal agreement on Title to ensure that the secondary suite cannot be stratified or otherwise held under separate title.
14. City acceptance of a \$5,700 cash contribution towards the upgrade of the existing special crosswalk at the Steveston Highway and Bonavista Gate intersection.

Prior to a Development Permit* being forwarded to the Development Permit Panel for consideration, the developer is required to:

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development. The Landscape Plan should:
 - comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line;
 - include a mix of coniferous and deciduous trees;
 - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
 - include the 8 required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	Minimum Height of Coniferous Tree
6	11 cm	5.5 m
2	10 cm	6 m

If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$500/tree to the City's Tree Compensation Fund for off-site planting is required.

2. Complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed Step 3 of the Energy Step Code for Part 9 construction (Climate Zone 4), in compliance with the Richmond Building Regulation Bylaw 7230.

Prior to Development Permit* being forwarded to Council for issuance, the developer is required to:

1. Deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs and a 10% contingency.
2. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.

Prior to Building Permit Issuance, the developer must complete the following requirements:

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.
4. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:

Water Works:

- a) Using the OCP Model, there is 714.0 L/s of water available at a 20 psi residual at the Steveston Highway frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b) At Developer's cost, the Developer is required to:
 - (1) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - (2) Review hydrant spacing on Steveston Highway frontage and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
 - (3) Provide a right-of-way on site for the water meter. Exact right-of-way dimensions to be finalized via the servicing agreement process.
- c) At Developer's cost, the City will:
 - (1) Cut, cap, and remove existing water service connections along Steveston Highway frontage.
 - (2) Complete all tie-ins for the proposed works to existing City infrastructure.

Storm Sewer Works:

- a) At Developer's cost, the City will:
 - (1) Cut, cap, and remove existing storm connections at Steveston Highway frontage.

- (2) Install a new storm service connection to serve the proposed development.

Sanitary Sewer Works:

- a) At Developer's cost, the Developer is required to:
 - (1) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
 - (2) Install a new sanitary service connection, location to be determined through the Servicing Agreement review process.
- b) At Developer's cost, the City will:
 - (1) Cut and cap at main all existing sanitary connections along property's rear-yard.
 - (2) Complete all tie-ins for the proposed works to existing City infrastructure.

Frontage Improvements:

- a) At Developer's cost, the Developer is required to:
 - (1) Coordinate with BC Hydro, Telus and other private communication service providers:
 - (a) To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - (b) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - (c) To underground overhead service lines.
 - (2) Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:
 - (a) BC Hydro PMT – 4.0 x 5.0 m
 - (b) BC Hydro LPT – 3.5 x 3.5 m
 - (c) Street light kiosk – 1.5 x 1.5 m
 - (d) Traffic signal kiosk – 2.0 x 1.5 m
 - (e) Traffic signal UPS – 1.0 x 1.0 m
 - (f) Shaw cable kiosk – 1.0 x 1.0 m
 - (g) Telus FDH cabinet – 1.1 x 1.0 m
 - (3) Review street lighting levels along all road and lane frontages, and upgrade as required.
 - (4) Complete the following frontage improvements as per Transportation's requirements:
 - (a) Remove existing sidewalk and replace with a new 1.5 m wide concrete sidewalk at the property line and a new minimum 1.5 m wide boulevard with street trees;
 - (b) Removal of existing driveways and replacement with concrete barrier curb/gutter and frontage works as described above; and
 - (c) Construct a new driveway crossing to the development site to provide right-in/right-out access only.

General Items:

a) At Developer's cost, the Developer is required to:

- (1) Provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a preload plan and geotechnical assessment of preload, dewatering, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
- (2) Provide a video inspection report of the adjacent existing storm and sanitary sewers prior to start of site preparation works or within the first servicing agreement submission, whichever comes first. A follow-up video inspection, complete with a civil engineer's signed and sealed recommendation letter, is required after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) to assess the condition of the existing utilities and provide recommendations to retain, replace, or repair. Any utilities damaged by the pre-load, de-watering, or other ground preparation shall be replaced or repaired at the Developer's cost.
- (3) Conduct pre- and post-preload elevation surveys of all surrounding roads, utilities, and structures. Any damage, nuisance, or other impact to be repaired at the developer's cost. The post-preload elevation survey shall be incorporated within the servicing agreement design.
- (4) Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.
- (5) Submit a proposed strategy at the building permit stage for managing excavation de-watering. Note that the City's preference is to manage construction water onsite or by removing and disposing at an appropriate facility. If this is not feasible due to volume of de-watering, the Developer will be required to apply to Metro Vancouver for a permit to discharge into the sanitary sewer system. If the sanitary sewer does not have adequate capacity to receive the volume of construction water, the Developer will be required to enter into a de-watering agreement with the City to discharge treated construction water to the storm sewer system.
- (6) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures.
- (7) Coordinate the servicing agreement design for this development with the servicing agreement(s) for the adjacent development(s), both existing and in-stream (if applicable). The developer's civil engineer shall submit a signed and sealed letter with each servicing agreement submission confirming that they have coordinated with civil engineer(s) of the adjacent project(s) and that the servicing agreement designs are consistent. The City will not accept the 1st submission if it is not coordinated with the adjacent developments. The coordination letter should cover, but not be limited to, the following:
 - (a) Corridors for City utilities (existing and proposed water, storm sewer, sanitary and DEU) and private utilities.
 - (b) Pipe sizes, material and slopes.
 - (c) Location of manholes and fire hydrants.
 - (d) Road grades, high points and low points.
 - (e) Alignment of ultimate and interim curbs.
 - (f) Proposed street lights design.
- (8) Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

[signed concurrence on file]

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 10081 (RZ 18-839945)
4571, 4591, and 4611/4631 Steveston Highway

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "LOW DENSITY TOWNHOUSES (RTL4)".

P.I.D. 002-088-665

The East Half of Lot 69 Section 35 Block 4 North Range 7 West New Westminster District Plan 30342

P.I.D. 003-790-355

Lot 72 Section 35 Block 4 North Range 7 West New Westminster District Plan 32545

P.I.D. 003-752-119

Lot 582 Section 35 Block 4 North Range 7 West New Westminster District Plan 56263

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10081".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Series of horizontal lines for recording readings and conditions.



MAYOR

CORPORATE OFFICER